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## 5912 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Alberta



**Listing ID:**  
32358


**MLS ID:**  
A2259316

**\$899,900**



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 5912 50 Avenue , Lloydminster , Alberta T9V 0W6

**Transaction Type**

For Sale

**Days On Market**

65

**Zoning**

Service Commercial

**Subdivision**

North Lloydminster

**Building Type**

Low Rise (2-4 stories)

**Year Built**

2001

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

922 1462

**Building Area (Sq. Ft.)**

9984.00

**Building Area (Sq. M.)**

927.54

**Lot Size (Sq. Ft.)**

43560

**Lot Size (Acres)**

1.00

**Cooling**

Central Air

**Heating**

Forced Air

**Lot Features**City Lot,Low Maintenance  
Landscape,Paved**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Building Plans

?This two-storey professional office building offers prime exposure along busy Highway 17, ensuring excellent visibility in a high-traffic area. The property features four separate office units, each professionally built and well laid out, making it ideal for a wide range of professional tenants. Long-term tenants are already in place, providing a stable income for an investor. Owned by a single owner and meticulously maintained, this property showcases true pride of ownership. Sitting on an oversized lot, it also offers plenty of parking and room for future expansion. A strong opportunity to own a professional building with strong financials in a proven location.

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