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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 248	<b>Zoning</b> Service Commercial
<b>Subdivision</b> North Lloydminster	<b>Building Type</b> Low Rise (2-4 stories)	<b>Year Built</b> 2001
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 922 1462	<b>Building Area (Sq. Ft.)</b> 9984.00	<b>Building Area (Sq. M.)</b> 927.54
<b>Lot Size (Sq. Ft.)</b> 43560	<b>Lot Size (Acres)</b> 1.00	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air	<b>Lot Features</b> City Lot,Low Maintenance Landscape,Paved	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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