

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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 248	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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.