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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

126

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 FeaturesCity 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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