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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	Days On Market	Zoning
For Sale	126	Service Commercial
Subdivision	Building Type	Year Built
North Lloydminster	Low Rise (2-4 stories)	2001
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
922 1462	9984.00	927.54
Lot Size (Sq. Ft.)	Lot Size (Acres)	Cooling
43560	1.00	Central Air
Heating	Lot Features	Inclusions
Forced Air	City Lot,Low Maintenance Landscape,Paved	N/A
Restrictions	Reports	
None Known	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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