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5007 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Alberta



Listing ID:
32450


MLS ID:
A2263110

\$189,900



 **DEB KENT-FLECK**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 5007 50 Street , Lloydminster , Alberta T9V 0L9

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Zoning C1	Subdivision Central Business District	Building Type See Remarks
Year Built 1950	Structure Type Other	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1879HW	Building Area (Sq. Ft.) 1744.00
Building Area (Sq. M.) 162.02	Heating Floor Furnace,Forced Air,Natural Gas	Inclusions n/a
Restrictions None Known	Reports Floor Plans	

Welcome to downtown Lloydminster along 50th street with high visibility. This building is in excellent condition and offers an open main floor plan, exceptionally clean with bright windows, ample lighting and flooring in excellent condition. This space would be perfect for any retail, coffee shop, health or spa services, fitness, or develop further for office. The furnace and water heater are new as is the roof. Freshly painted inside and out with alley access to the west side door for ease of deliveries. This building also has a freshly developed kitchenette and renovated bathroom. This is the perfect building to get into commercial ownership rather than leasing. The basement offers excellent storage for files, inventory, equipment etc. Showings during off hours of tenant only please. 24 hours notice is appreciated but can request shorter notice if available.

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