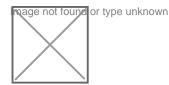


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5007 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 32450

MLS ID: A2263110

\$189,900



△ DEB KENT-FLECK

(780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

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

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan 1879HW Building Area (Sq. Ft.)

1744.00

n/a

Building Area (Sq. M.)

162.02

Heating

Other

Floor Furnace, Forced Air, Natural Gas

Inclusions

Restrictions Reports

None Known 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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