

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



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 125
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.

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.