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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	Title	Days On Market
For Sale	Fee Simple	125
Zoning	Subdivision	Building Type
C1	Central Business District	See Remarks
Year Built	Structure Type	Property Type
1950	Other	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	1879HW	1744.00
Building Area (Sq. M.)	Heating	Inclusions
162.02	Floor Furnace,Forced Air,Natural Gas	n/a
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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