

15,248 SF
Investment Property



2202 50 AVENUE
Lloydminster, AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

FOR SALE

\$7,875,000.00

Property Features

- Calling all investors!
- Gorgeous new building in the heart of Lloydminster's auto district
- Long term tenant will be in place
- Property located on the south end of the city along 50th Avenue
- Highly visible location and is the primary road for north and south bound traffic.
- Completed in 2024, this property is current with the National Energy Code of Canada providing efficiency and reliability for years to come.
- 15,248 SF steel frame building on +/- 1.67 acres
- Fully paved, road side pylon sign, and 118 parking stalls
- Show room with 20' ceilings, main floor and 2nd floor offices, and board room
- 6 service bays plus a bay for future EV servicing and future battery service area

PROPERTY OVERVIEW

Property Overview

- Legal Description: Lot 117, Block 48, Plan 0821024
- Year Built: 2024
- Square Footage: 15,248 SF
- Land Size: +/- 1.67 Acres
- Power: 200A/3-Phase
- Heating: Forced air RTU, Radiant Heat
- Cooling: Yes
- Shop: (2) sumps, dual compartment
- Grade Doors: (5) 12' x 12'; (1) 14' x 12'
- Ceiling Height: 16' at Centre
- Parking: 118 Stalls
- Exclusive Listing #: EX 2111

PROPERTY OVERVIEW

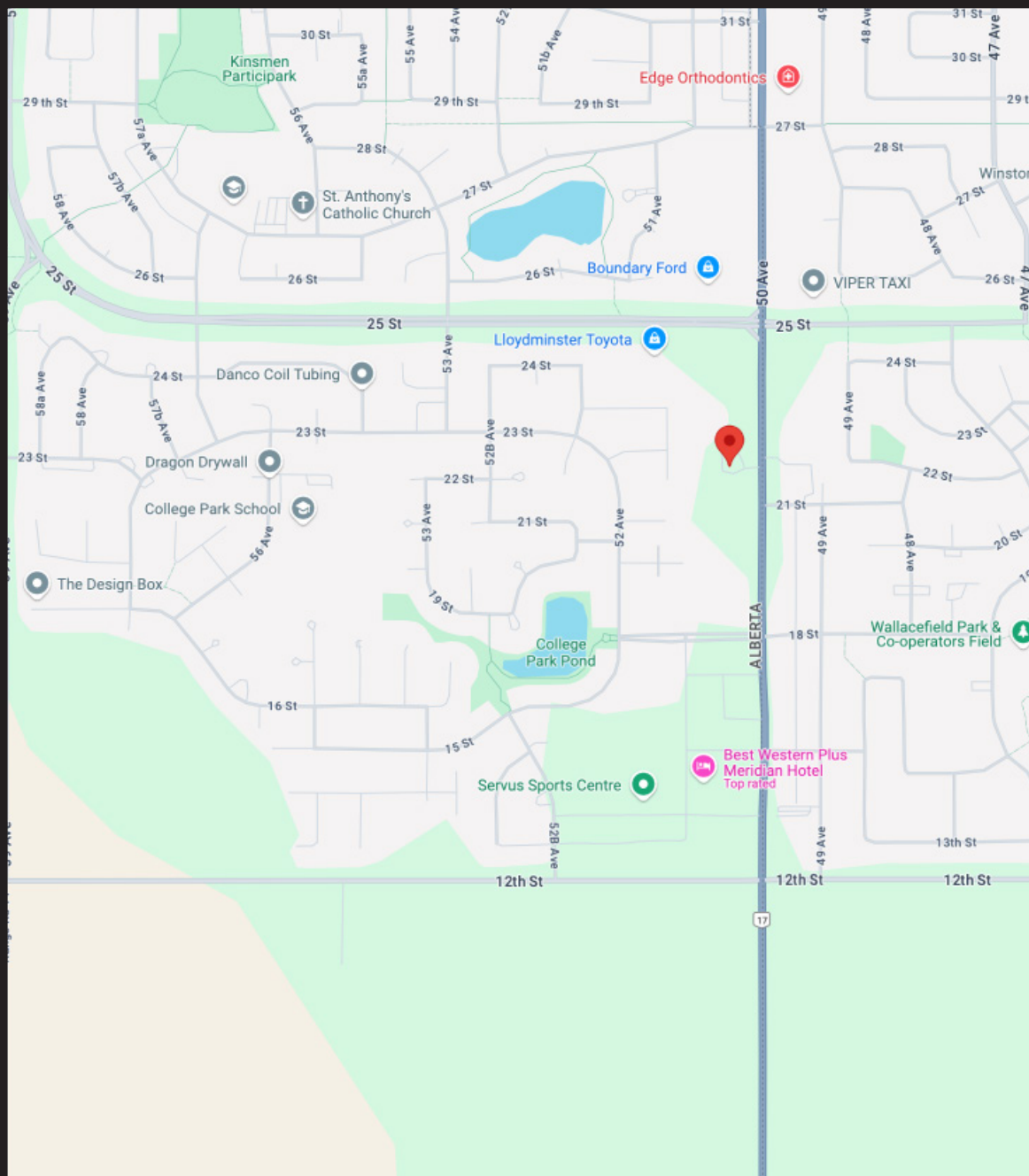


PROPERTY PHOTOS



PROPERTY PHOTOS

LOCATION MAP



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