

15,248 SF
Investment Property



2202 50 AVENUE Lloydminster, AB

Chris Parsons, REALTOR®
780.871.2294 | chris@musgraveagencies.com

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

\$7,875,000.00

Property Features

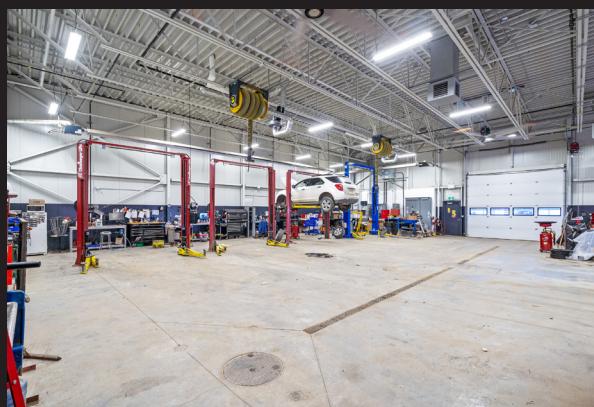
- Calling all investors!
- Gorgeous new building in the heart of Lloydminster's auto district
- Long term tenant will be in place
- Property located on the south end of the city along 50th Avenue
- Highly visible location and is the primary road for north and south bound traffic.
- Completed in 2024, 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

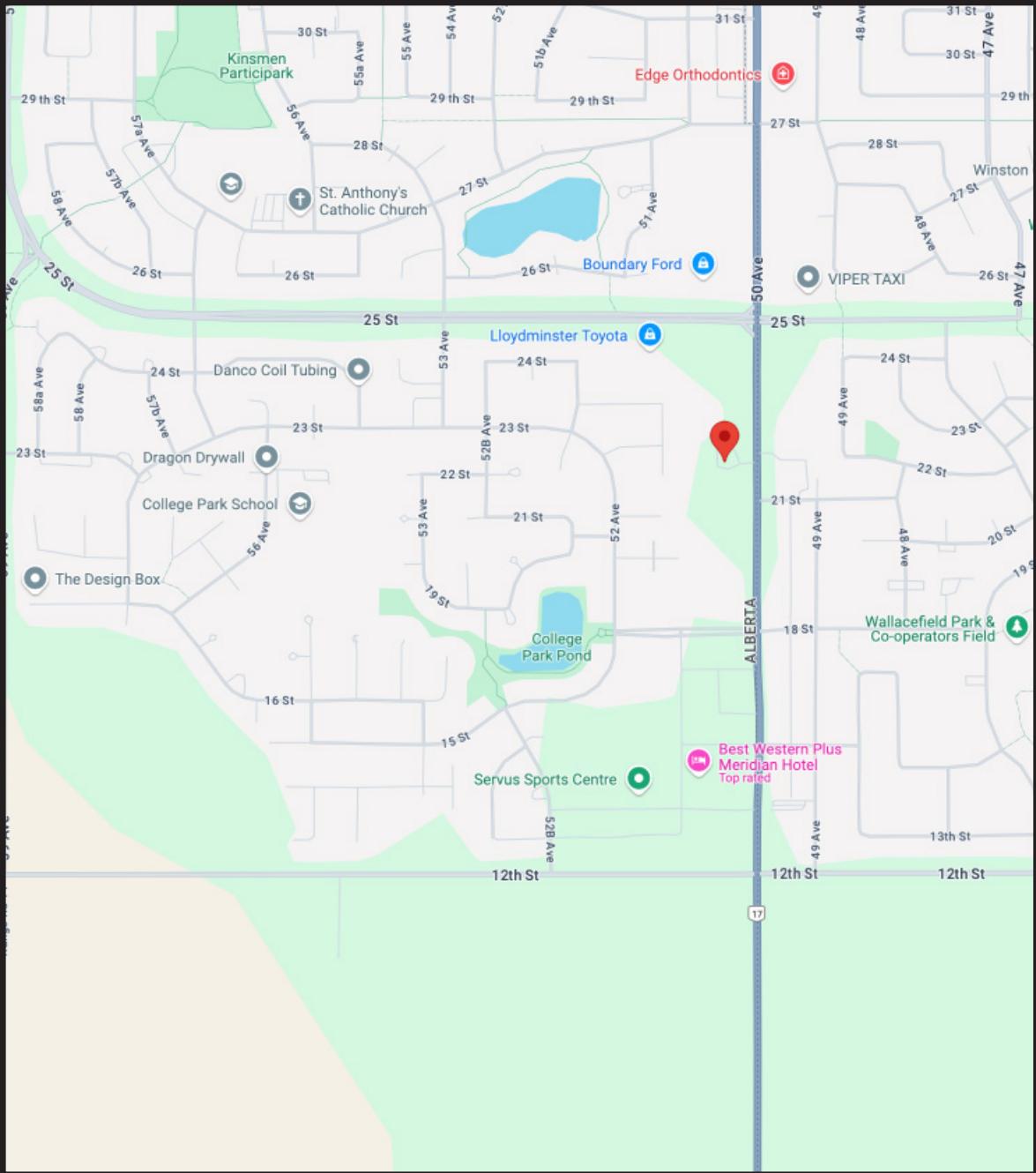
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.