

# FOR SALE

5007 50 STREET  
LLOYDMINSTER, AB T9V 0L9



Deb Kent Fleck  
Realtor®

MUSGRAVE AGENCIES

1202 - 50 AVE

LLOYDMINSTER, AB T9V 0Y1

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ROYAL LEPAGE



## ZONING

## LEGAL DESCRIPTION

## PRICE

C1

TAX YEAR 2025: \$2,228.00

\$189,900.00

MIXED USE

YEAR BUILT: 1950

SQUARE FEET: 1,744

- Building is in excellent condition and offers an open main floor plan, clean with bright windows, and flooring in excellent condition.
- Space is perfect for any retail, coffee shop, health or spa, 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 west side door
- Building is also freshly developed kitchenette and renovated bathroom
- Basement offers excellent storage files, inventory, equipment etc.

**A2263110**