

FOR SALE

7,896 SF
Commercial Building



2602 50 AVENUE

Lloydminster, AB

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

PROPERTY OVERVIEW

\$1,500,000.00

Property Features

- 7,896 SF Commercial Building in A Prime SW Location Visible From Hwy 17
- 5,996 SF of Commercial Retail on Two Levels (Main Floor Foot Print of 4,536 SF & 1,460 SF of Developed Mezzanine Office Space)
- Legal Residential Suite on the Second Level of Approx. 1,900 SF, Separate Entrance & Exit Point, Fully Functioning & Self-Contained
- 41 Parking Stalls on this .64 Acre Parcel Making this Property a Large Enough Land Parcel to Redevelopment the Site & Slightly Increase the Size of the Building
- The Building & Land Are for Sale, But Someone Wishing to Use the Building as it is Currently Used, the Business & Equipment Could also be for Sale At An Additional Cost
- The Building Underwent an Extensive Remodeling & Has Been Operating as Vivid Salon Spa & Wellness
- 3 HVAC Units Supplying Heating & A/C to the Building
- Industrial Water Heater & Water in Every Room with Multiple Spa Rooms/Areas
- 400 AMP Service with More than Enough Power Should a New Owner Wish to Add Tanning Beds
- 2 Story Open Salon Area Which Could be Easily Reconverted Into Shop Space with Installation of A Metal Overhead Door On the North Elevation

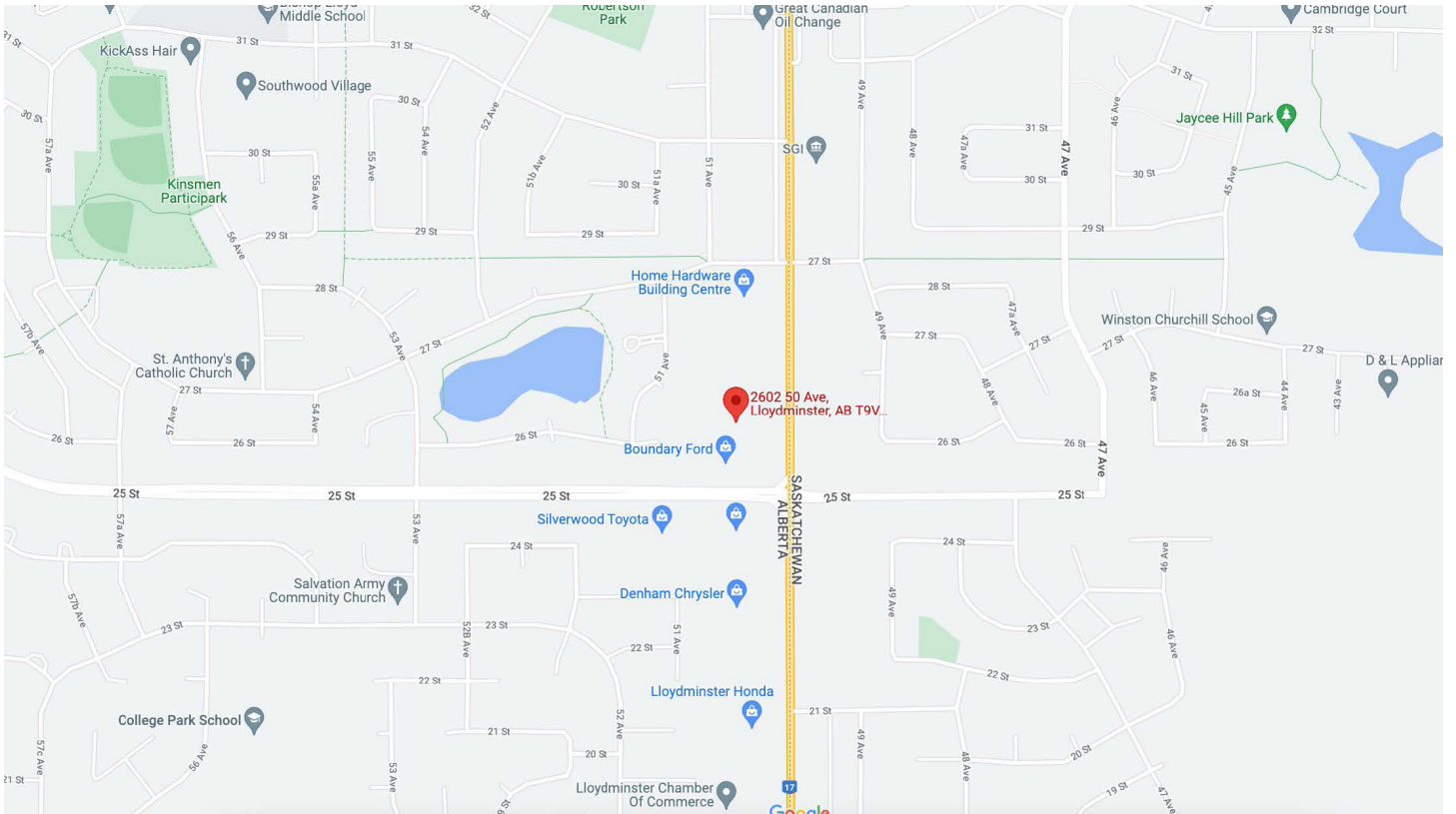
Property Overview

- Legal Description: Plan 0225521, Block 46, Lot 51
- Year Built: 2009
- Zoning: C2, Highway Corridor Commercial
- Lot Size: .64 Acres
- Building Size: 7,896 SF
- Power: 400 Amp Service, Three-Phase
- Heating: HVAC
- Cooling: Central Air
- 2024 Taxes: \$22,791.98
- MLS #: A2173140

PROPERTY PHOTOS



LOCATION MAP



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