FOR SALE

7,398 SF
Mixed-Use Space

5012 50 AVENUE
Lloydminster, AB

Lane Columbine, REALTOR®
780.808.0620 | lane@musgraveagencies.com

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

ROYAL LePAGE®
COMMERCIAL ™

PROPERTY OVERVIEW

$464,900.00
Property Features

- A place to live and a place to work

- Downtown residential/commercial mixed-use building

- Investor or owner/operator opportunity

- Freshly renovated upstairs suites: each loft suite features 2 bedrooms, full kitchen/living room, laundry and full bath

- Combined leasable area on the main floor and open stairway basement totals 4,509 SF

- Combined square footage of the two suites on the second level measures 2,889 SF

- Square Footage: 7,398 SF

- 2023 Taxes: $5,383.00

- Zoned C1, Central Commercial District
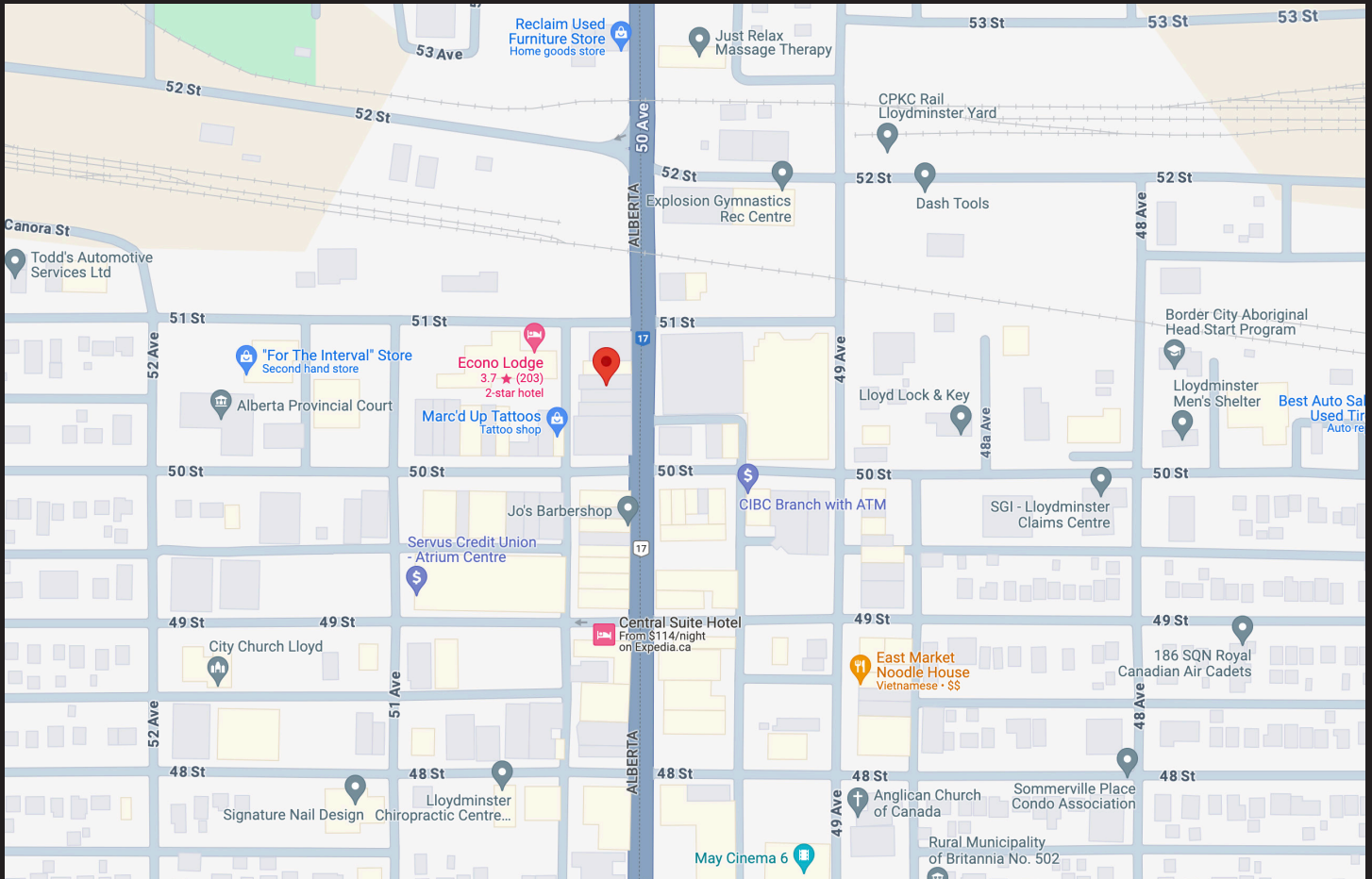
- Legal Address: Lot 26, Block 1, Plan LXXXVI (RN86)

ROYAL LePAGE®
COMMERCIAL™

PROPERTY PHOTOS

PROPERTY PHOTOS

LOCATION MAP

ROYAL LePAGE®
COMMERCIAL™