

FOR SALE

7,398 SF
Mixed-Use Space



5012 50 AVENUE Lloydminster, AB

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

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)

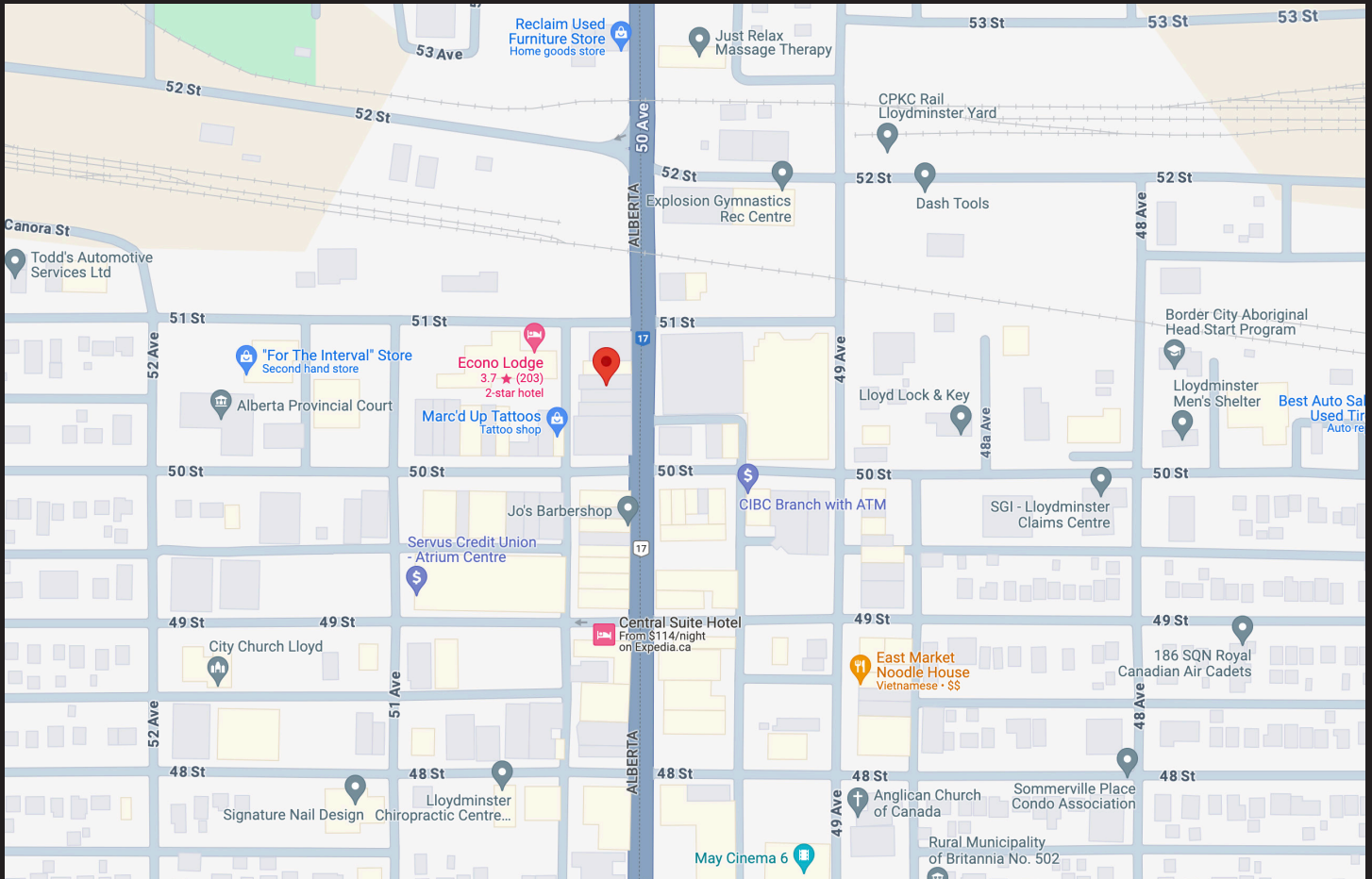
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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