

7,896 SF MIXED USE SPACE



**2602 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

FOR SALE

\$1,500,000.00

Property Features

- 7,896 sq ft commercial building in prime SW location visible from HWY 17.
- Commercial retail space on two levels (main floor 4,536 sq ft and 1,460 sq ft of developed mezzanine office space - as well as a legal residential suite on the second level of approximately 1,900 sq ft.)
- There are 41 parking stalls on this .64 acre parcel making this property a large enough land to redevelopment the site.
- The residence upstairs has a separate entrance and exit point.
- The building and land are for sale, but for someone wishing to use the building as it is currently used, the business and equipment could also be for sale for additional cost.
- There are 3 HVAC units supplying heating and air conditioning to the building.
- Building also includes water heater, 400 amp service with more than enough power.
- There is water in every room with multiple spa rooms/areas, two storey open spa area.
- Salon area can easily be reconverted in to shop space with installation of a metal head door on the north elevation.

PROPERTY OVERVIEW

Property Overview

Legal Description: Lot 51, Block 46, Plan 0225521

Year Built: 2009

Square Feet: 7,896

Building Type: Mixed Use

Zoned: C2

Heating: 3 HVAC units

Cooling: Central AC

Power: 3 Phase, 4 Wire, 400 Amp

Fenced Compound: No

MLS #: A2247200



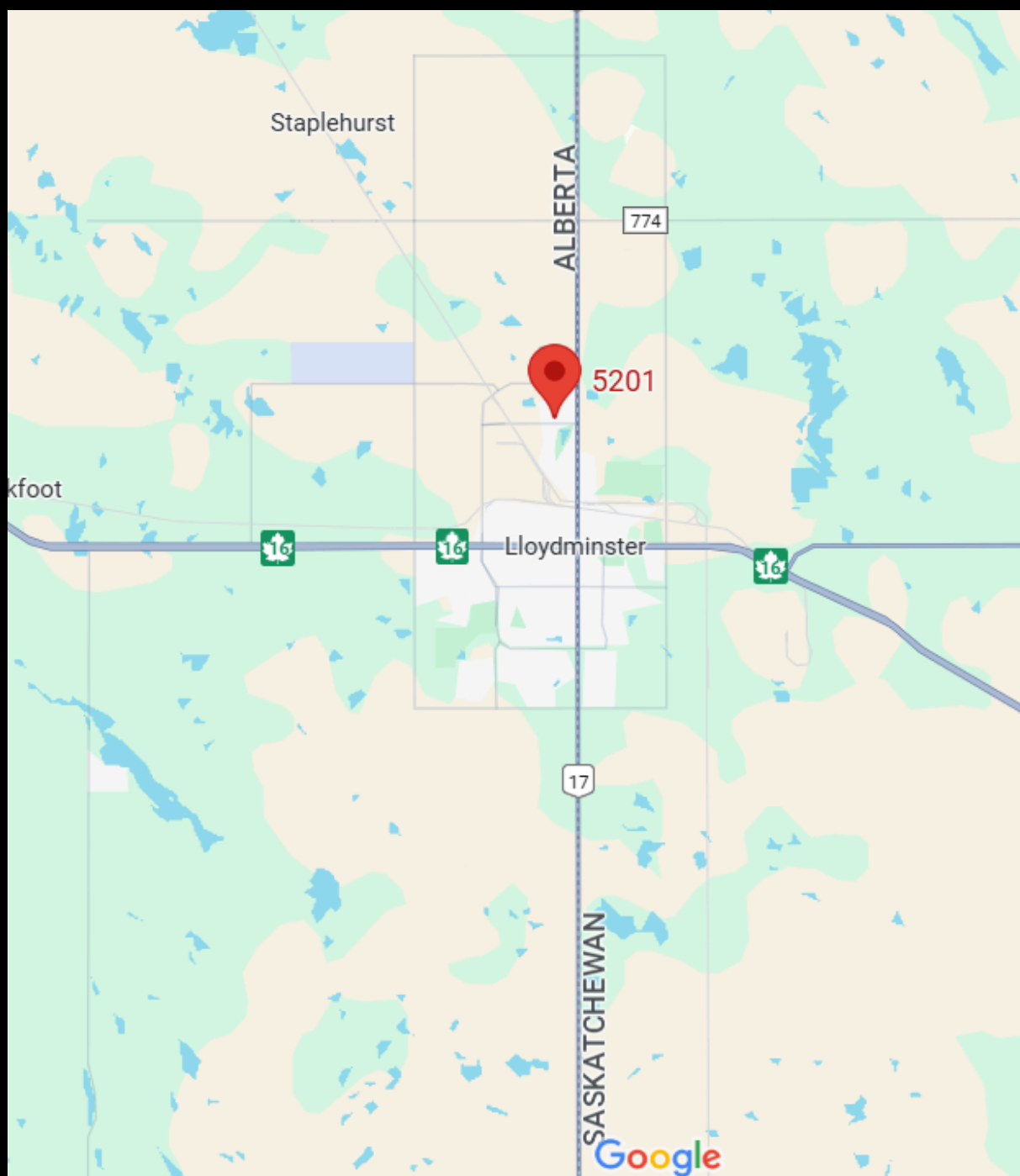
PROPERTY PHOTOS



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.