

7,896 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

FOR SALE

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

PROPERTY OVERVIEW

Property Overview

Legal Description: Lot 26, Block 1, Plan LXXXVI (RN86)

Year Built: 1962

Square Feet: 7,398

Building Type: Mixed Use

Zoned: C1

Heating: Floor Furnace

Cooling: Central AC

Power: Single Phase

Fenced Compound: No

MLS #: A2246751



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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