### 7,896 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







### \$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**

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

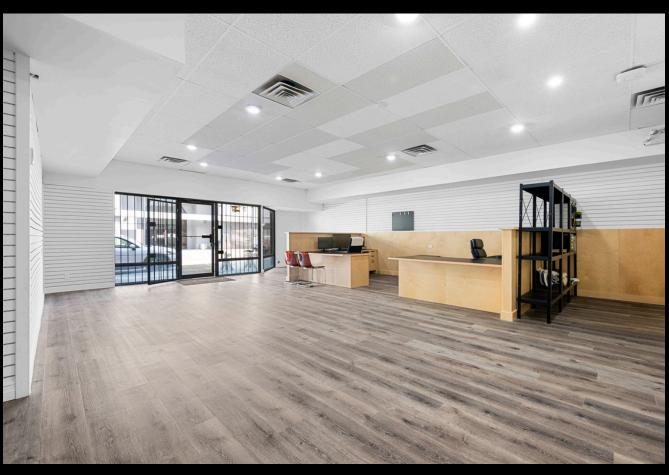
MLS #: A2246751

















# Staplehurst 774 5201 kfoot 16 Lloydminster SASKATCHEWAN

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.

