

# FOR SALE

3,025 SF  
Office Space



## 4824 47 STREET

Lloydminster, SK

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

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# PROPERTY OVERVIEW

**\$399,900.00**

## Property Features

- Perfect downtown office building
- Available for immediate occupancy
- Great location for a doctors clinic, lawyer office, or accountant
- Affordable building, turn-key for whoever will occupy it
- Previously the RM of Britannia office administration building
- 3,025 SF perfectly maintained over the years
- Built in 2001, zoned DC1
- Located on 2-lots
- Property is sized and developed to accommodate over 14 on-site parking spots
- Current layout includes 6-offices, file/storage area, large reception desk/waiting room, boardroom, kitchen/coffee area, 2-bathrooms & utility

## Property Overview

- Legal Description: Lot 30 & 31, Block 5, Plan B1127
- Year Built: 2001
- Zoning: DC1
- Lease Space SF: 3,025 Single Phase
- Power: Floor Model Furnace,
- Heating: Natural Gas
- MLS #: A2166893

# PROPERTY PHOTOS



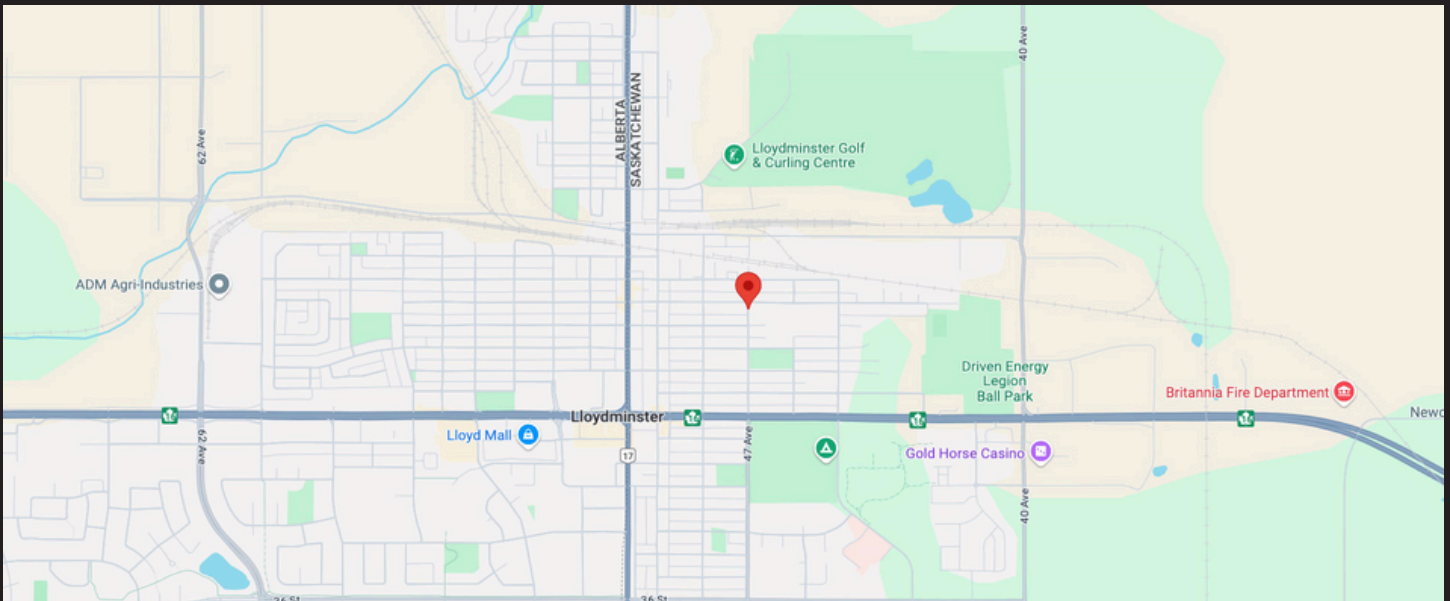
# PROPERTY PHOTOS



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# LOCATION MAP



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