

FOR SALE

5912 - 50 AVENUE
LLOYDMINSTER, AB



Scott Dopfo
Realtor®

MUSGRAVE AGENCIES
1202 - 50 AVE
LLOYDMINSTER, AB T9V 0Y1
780-875-9159 / C: 780-808-3868



ZONING

LEGAL DESCRIPTION

PRICE

C15, SERVICE COMMERCIAL
DISTRICT

Lot 1, Block A, Plan 9221462

\$879,900

2023 TAXES: \$15,785.09

YEAR BUILT: 2001

SQUARE FOOTAGE: 9,984

- Great investment opportunity!
- Highway 17 location featuring office/retail space.
- 9,984 SF building sits on 1.0 acre of land with a fully fenced compound.
- The building can accommodate 4 independent spaces or one large office setting.
- This building is in excellent condition and also features an abundance of on-site parking.
- Newer rooftop HVAC units.
- Excellent value to any investor!

A2125071