

# \$275,000 - 5017 50 Street, Lloydminster

MLS® #A2209340

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.08 Acres

Central Business District, Lloydminster,  
Alberta

Commercial investment opportunity in Lloydminster, Alberta. This well cared for building has 3900 square feet of multi purpose commercially zoned lease space. The permitted and discretionary uses are many and can be provided with request. The main level and upper level are divided into two separate spaces with separate entrances. The main floor being leased by a spa and wellness tenant and has been a long term tenant. The upstairs level is an apartment style residential suite, which is also tenant occupied with a good rate of return. Many updates like plumbing, roof, heating system, flooring and painting have been done. The building shows well and is in great condition.

Built in 1948

## Essential Information

MLS® #	A2209340
Price	\$275,000
Bathrooms	0.00
Acres	0.08
Year Built	1948
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	5017 50 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0L9

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	129
Zoning	C1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.