$549,000 - 3314 50 Avenue, Lloydminster

MLS® #A2024177

$549,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.48 Acres

Steele Heights, Lloydminster, Alberta

Centrally located, nicely maintained highway frontage commercial building with anchor tenants in place. Single storey 2,250 square foot blueprint, concrete slab on grade, sloped metal roof system with flat top, double aluminum and glass unit front doors, 200 AMP electrical, roof-top HVAC, A/C units, north side drive-through window, great parking options, lighted corner pylon sign. Both tenants are willing to remain in the building and negotiate new lease agreements OR purchase the building for your own business venture - opportunity presents! PLEASE DO NOT ATTEND THE BUILDING WITH VIEWING EXPECATIONS WITHOUT A SCHEDULED APPOINTMENT.

Built in 1976

Essential Information

MLS® #	A2024177
Price	$549,000
Bathrooms	0.00
Acres	0.48
Year Built	1976
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3314 50 Avenue

Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0V6

Amenities

Parking Spaces	10

Interior

Heating	Natural Gas, Central
Cooling	Central Air, Full

Exterior

Roof	Metal, Flat
Construction	Stone, Stucco, Wood Frame, Cedar
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	February 8th, 2023
Days on Market	900
Zoning	C2

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY