

# **\$3,590,000 - 4901-4911 50 Street, Lloydminster**

MLS® #A2191276

**\$3,590,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Saskatchewan

Look into the future with what ownership could mean when you purchase this immaculate Class A office building. This building was previously the Synergy Credit Union building and is now an investment opportunity priced well below replacement or appraised value.... This building has been impeccably maintained and is constructed as a mix of concrete block and poured concrete with brick exterior facade. This building was built in 1970 with a renovation/addition in 1992 to the west side of the building as well as extensive renovations in 2001/2002. More recently there has been extensive renovations done to accommodate main floor tenants in the building. There is abundant parking included in the sale of the building both on site, and off site to include properties with legal descriptions as follows: Lot 4-6 Block 3 plan B12271; lot 5 block 3 Plan B1127; Lot 35 block 1 plan 01B20568. There is a total of 33656 square feet of space above ground as well as a full basement equaling 16852 square feet. The main floor is leased to the Saskatchewan Government while the second floor is currently available for lease. This is a great opportunity for an owner who is looking to relocate and who would utilize the second floor office space for their own business- or alternately for an enterprising landlord, this is a great opportunity to invest in a building priced well below what it would cost to reproduce anew building of similar quality.



Built in 1970

## Essential Information

MLS® #	A2191276
Price	\$3,590,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	4901-4911 50 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1C1

## Interior

Heating	Hot Water
Cooling	Central Air

## Exterior

Construction	Mixed
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## Additional Information

Date Listed	February 1st, 2025
Days on Market	176
Zoning	C1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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