

\$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 EXPECTATIONS 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	Central, Natural Gas
---------	----------------------

Cooling	Central Air, Full
---------	-------------------

Exterior

Roof	Flat, Metal
------	-------------

Construction	Cedar, Stone, Stucco, Wood Frame
--------------	----------------------------------

Foundation	Poured Concrete, Slab
------------	-----------------------

Additional Information

Date Listed	February 8th, 2023
-------------	--------------------

Days on Market	787
----------------	-----

Zoning	C2
--------	----

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.