\$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

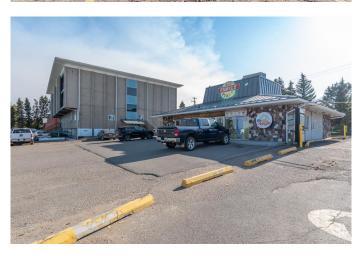
Status Active

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 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 800

Zoning C2

Listing Details

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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.