5007 50 Street
Lloydminster, Alberta

MLS # A2263110

$189,900

Division:	Central Business District
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,744 sq.ft.
Zoning:	C1

Heating:	Floor Furnace, Forced Air, Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	n/a		

Welcome to downtown Lloydminster along 50th street with high visibility. This building is in excellent condition and offers an open main floor plan, exceptionally clean with bright windows, ample lighting and flooring in excellent condition. This space would be perfect for any retail, coffee shop, health or spa services, fitness, or develop further for office. The furnace and water heater are new as is the roof. Freshly painted inside and out with alley access to the west side door for ease of deliveries. This building also has a freshly developed kitchenette and renovated bathroom. This is the perfect building to get into commercial ownership rather than leasing. The basement offers excellent storage for files, inventory, equipment etc. Showings during off hours of tenant only please. 24 hours notice is appreciated but can request shorter notice if available.