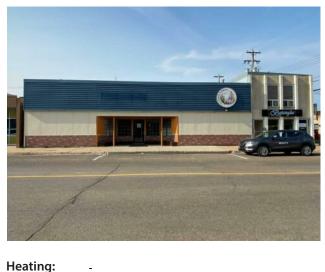




5008 48 Street Lloydminster, Alberta

MLS # A2201728



\$249,900

Lot Feat:

Central Business District

Division:

Type: Mixed Use **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 9,572 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size:

Inclusions:

Floors:

Roof:

Exterior:

Water:

Sewer:

N/A

Brick

Price Reduced! Here's your chance to own a massive building with endless potential at a price that's hard to beat. With several attached units that could generate rental income, this space offers both flexibility and opportunity. Previously home to a church, dance studio, and pool hall, the layout is wide open for your next idea. The building does require some updates, but the price reflects the work needed—making it a great fit for someone ready to roll up their sleeves and build equity. Properties with this much space and potential don't come along often!