

**2602 50 Avenue  
Lloydminster, Alberta**

**MLS # A2247200**



# \$1,500,000

**Division:** Steele Heights

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,896 sq.ft.

**Zoning:** C2

**Heating:** Other

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** 0.64 Acre

**Sewer:** -

**Lot Feat:** City Lot, Private

**Inclusions:** Alarm System Owned, Interior Space, Communication Network, Onsite Parking, Information Package

Price well below replacement cost: 7896 square foot commercial building in a prime SW location visible from HWY 17. This space is divided up as follows: 5996 square feet of commercial retail space on two levels (main floor foot print of 4536 square feet and 1460 square feet of developed mezzanine office space) as well as a legal residential suite on the second level of approximately 1900 square feet. There are 41 parking stalls on this .64 acre parcel making this property a large enough land parcel to redevelopment the site and slightly increase the size of the building should someone need a larger user area... This property is zoned C2 Highway Corridor commercial, and has many possible permitted re-development uses. The residence upstairs has a separate entrance and exit point and is a fully functioning self-contained home. The building and land are for sale, but for someone wishing to use the building as it is currently used, the business and equipment could also be for sale at an additional cost. This building underwent an extensive remodeling and has been operating as VIVID Salon/Spa/Wellness. There are 3 HVAC units supplying heating and air conditioning to the building, an industrial water heater, 400 amp service with more than enough power should a new owner wish to add tanning beds- there is water in every room with multiple spa rooms/areas, two-story open salon area which could be easily reconverted in to shop space with installation of a metal over head door on the north elevation.