5912 50 Avenue
Lloydminster, Alberta

MLS # A2259316

$899,900

Division:	North Lloydminster
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,984 sq.ft.
Zoning:	Service Commercial

Heating:	Forced Air	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	1.00 Acre
Sewer:	-	**Lot Feat:**	City Lot, Low Maintenance Landscape, Paved
Inclusions:	N/A		

?This two-storey professional office building offers prime exposure along busy Highway 17, ensuring excellent visibility in a high-traffic area. The property features four separate office units, each professionally built and well laid out, making it ideal for a wide range of professional tenants. Long-term tenants are already in place, providing a stable income for an investor. Owned by a single owner and meticulously maintained, this property showcases true pride of ownership. Sitting on an oversized lot, it also offers plenty of parking and room for future expansion. A strong opportunity to own a professional building with strong financials in a proven location.