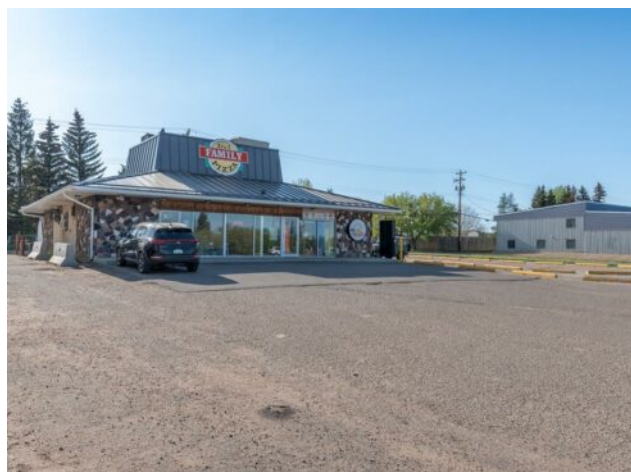


3314 50 Avenue
Lloydminster, Alberta

MLS # A2024177



\$549,000

Division: Steele Heights

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,250 sq.ft.

Zoning: C2

Heating: Central, Natural Gas

Floors: -

Roof: Flat, Metal

Exterior: Cedar, Stone, Stucco, Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.48 Acre

Lot Feat: -

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 EXPECTATIONS WITHOUT A SCHEDULED APPOINTMENT.