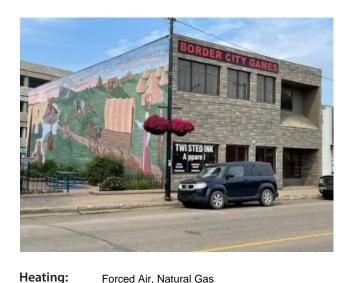


780-832-5880

cord@gpremax.com

4920 50th Street Lloydminster, Saskatchewan

MLS # A2158341



\$475,000

Division: Central Business District

Type: Retail

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 5,680 sq.ft.

Zoning: C1

Addl. Cost:
Based on Year: -

Forced Air, Natural Gas Floors: Roof: **Utilities:** Cable Internet Access, Electricity Connected, Natural Gas **Exterior:** Parking: Concrete Water: Lot Size: 0.07 Acre Public Sewer: Public Sewer Lot Feat: Inclusions: N/A

A landmark building at the heart of Lloydminster's downtown center is a prime opportunity for the right investor. This building boasts over 5,000 SF of excellent tenant occupied space. Located right beside the old city hall building with a beautiful mural down its side, this commercial asset is easy to spot. Upstairs hosts two very functional rental suites and the main level is a large outstanding retail space.