

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

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Cable Internet Access, Electricity Connected, Natural Gas

**Parking:** -

**Lot Size:** 0.07 Acre

**Lot Feat:** -

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.