# \$549,000 - 3314 50 Avenue, Lloydminster

MLS® #A2024177

## \$549,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.48 Acres

Steele Heights, Lloydminster, Alberta

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 **EXPECATIONS WITHOUT A SCHEDULED** APPOINTMENT.

Built in 1976

#### **Essential Information**

MLS® # A2024177
Price \$549,000

Bathrooms 0.00 Acres 0.48 Year Built 1976

Type Commercial Sub-Type Mixed Use

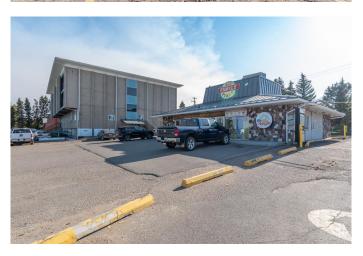
Status Active

# **Community Information**

Address 3314 50 Avenue







Subdivision Steele Heights

City Lloydminster

County Lloydminster

Province Alberta
Postal Code T9V 0V6

#### **Amenities**

Parking Spaces 10

#### Interior

Heating Natural Gas, Central

Cooling Central Air, Full

#### **Exterior**

Roof Metal, Flat

Construction Stone, Stucco, Wood Frame, Cedar

Foundation Poured Concrete, Slab

#### **Additional Information**

Date Listed February 8th, 2023

Days on Market 871

Zoning C2

## **Listing Details**

Listing Office COLDWELL BANKER - CITY SIDE REALTY

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