

# \$375,000 - 5020 48 Street, Lloydminster

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MLS® #A2237135

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

Located in the downtown area along with many other professional buildings and businesses. The main floor has a front reception, board room, numerous offices, storage rooms, Two 2-piece bathrooms and kitchen area. The upper floor has been partially renovated and could easily be divided into 2 units with a shared kitchen in the center, if desired. The Basement has 3 different offices with 3 different tenants, Two separate 2-stall bathrooms, common area, 3-storage rooms, electrical and mechanical room. HVAC updated in 2011 with 2 Lenox Furnaces, updated roof top air conditioning, updated 33-gallon Hot Water Tank and comes with Three phase power.



Built in 1977

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2237135   |
| Price      | \$375,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5020 48 Street            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 0H8                   |

### **Interior**

|         |               |
|---------|---------------|
| Heating | Floor Furnace |
| Cooling | Central Air   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 40             |
| Zoning         | C1             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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