

# \$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 EXPECTATIONS 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	878
Zoning	C2

### **Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.