

# \$464,900 - 5012 50 Avenue, Lloydminster

MLS® #A2162729

**\$464,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

A place to live and a place to work...  
Introducing this downtown  
residential/commercial mixed-use building. So  
many different options available for either and  
investor or an owner operator. If you are  
working with a start up business and wish to  
leverage the capital you have at your disposal,  
then this might be the right fit for you-operate  
your business on the main level and live in one  
of the suites on the second level-better yet,  
live in one of the suites upstairs and rent out  
the other to help cover some of the overhead  
costs of ownership. If you are looking for  
economical lease space then this is the best  
option in the market-operate your business on  
the main floor and let the tenants upstairs pay  
part of the utilities and taxes for the whole  
building. This building has freshly renovated  
upstairs suites-each loft suite features 2  
bedrooms, full kitchen/living room, laundry and  
full bathroom... these units need to be seen to  
be appreciated!! Combined leasable area on  
the main floor and open stairway basement  
totals 4509 square feet, and the combined  
square footage of the two suites on the second  
level measures 2889 square feet. Don't miss  
this opportunity-this is unique to the  
marketplace and wont last long! NOTE: Sellers  
report that average earnings for second floor  
suites have averaged \$6000 per month as  
short term rentals.

Built in 1962



## Essential Information

MLS® #	A2162729
Price	\$464,900
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	5012 50 Avenue
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0W7

## Interior

Heating	Floor Furnace
Cooling	Central Air

## Exterior

Construction	Concrete
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## Additional Information

Date Listed	September 4th, 2024
Days on Market	249
Zoning	C1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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