

780-228-224 donna@donnawilson.ca

5912 50 Avenue Lloydminster, Alberta

MLS # A2259316



\$899,900

Division: North Lloydminster

Type: Office

Bus. Type: Sale/Lease: For Sale

Bldg. Name: Bus. Name: Size: 9,984 sq.ft.

Zoning: Service Commercial

Addl. Cost: -

 Heating:
 Forced Air
 Addl. Cost:

 Floors:
 Based on Year:

 Roof:
 Utilities:

 Exterior:
 Parking:

 Water:
 Lot Size:
 1.00 Acre

 Sewer:
 Lot Feat:
 City Lot, Low Maintenance Landscape, Paved

Inclusions: N/A

?This two-storey professional office building offers prime exposure along busy Highway 17, ensuring excellent visibility in a high-traffic area. The property features four separate office units, each professionally built and well laid out, making it ideal for a wide range of professional tenants. Long-term tenants are already in place, providing a stable income for an investor. Owned by a single owner and meticulously maintained, this property showcases true pride of ownership. Sitting on an oversized lot, it also offers plenty of parking and room for future expansion. A strong opportunity to own a professional building with strong financials in a proven location.