

**4920 50th Street**  
**Lloydminster, Saskatchewan**

**MLS # A2158341**



**\$475,000**

<b>Division:</b>	Central Business District
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	5,680 sq.ft.
<b>Zoning:</b>	C1
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Cable Internet Access, Electricity Connected, Natural Gas
<b>Parking:</b>	-
<b>Lot Size:</b>	0.07 Acre
<b>Lot Feat:</b>	-

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

A landmark building at the heart of Lloydminster's downtown center is a prime opportunity for the right investor. This building boasts over 5,000 SF of excellent tenant occupied space. Located right beside the old city hall building with a beautiful mural down its side, this commercial asset is easy to spot. Upstairs hosts two very functional rental suites and the main level is a large outstanding retail space.