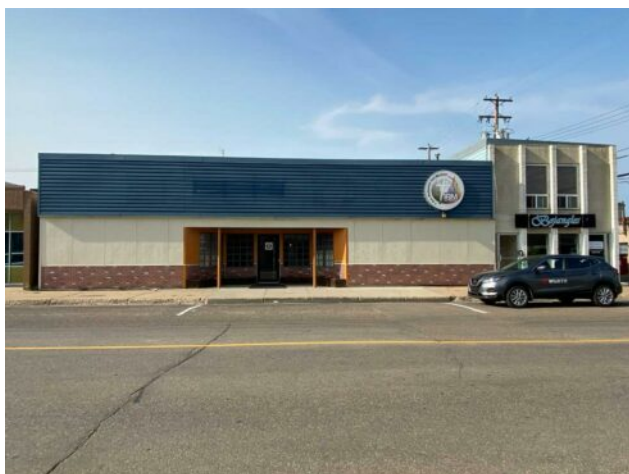


**5008 48 Street**  
**Lloydminster, Alberta**

**MLS # A2201728**



**\$299,000**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,572 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Have a look at this spacious property located at 5008-48st downtown Lloydminster on the Alberta side. Would be a great fit for a kids play center, dance studio, boxing, karate, or anything that needs a wide open area. The large open space would fit many different businesses or could be demised into smaller spaces also. **\*\*TWO INCOME UNITS ATTACHED** for extra income. One was a former hairdresser and the other was a single bedroom rental suite.