



GRASSROOTS
REALTY GROUP

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**1501 50 Avenue
Lloydminster, Saskatchewan**

MLS # A2222795



\$1,950,000

Division: Wallacefield

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,676 sq.ft.

Zoning: C2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in one of Lloydminster's most high-traffic corridors, this impressive commercial property offers outstanding exposure and a strong income stream. Positioned along 50th Avenue on the south end of the city, the site benefits from close proximity to a popular sports facility, multiple restaurants, and a hotel—creating consistent foot and vehicle traffic. Key features include: Highway frontage for maximum visibility Prominent roadside pylon signage Ample onsite parking for staff and customers The property is anchored by a national tenant, ensuring reliable cash flow and long-term stability. This is a rare opportunity to acquire a well-situated asset in a thriving commercial hub.