



GRASSROOTS
REALTY GROUP

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**5020 48 Street
Lloydminster, Alberta**

MLS # A2237135



\$375,000

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,879 sq.ft.

Zoning: C1

Heating: Floor Furnace

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in the downtown area along with many other professional buildings and businesses. The main floor has a front reception, board room, numerous offices, storage rooms, Two 2-piece bathrooms and kitchen area. The upper floor has been partially renovated and could easily be divided into 2 units with a shared kitchen in the center, if desired. The Basement has 3 different offices with 3 different tenants, Two separate 2-stall bathrooms, common area, 3-storage rooms, electrical and mechanical room. HVAC updated in 2011 with 2 Lenox Furnaces, updated roof top air conditioning, updated 33-gallon Hot Water Tank and comes with Three phase power.