



GRASSROOTS
REALTY GROUP

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5012 50 Avenue
Lloydminster, Alberta

MLS # A2246751



\$464,900

Division: Central Business District

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,398 sq.ft.

Zoning: C1

Heating: Floor Furnace

Floors: -

Roof: -

Exterior: Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

A place to live and a place to work... Introducing this downtown residential/commercial mixed-use building. So many different options available for either and investor or an owner operator. If you are working with a start up business and wish to leverage the capital you have at your disposal, then this might be the right fit for you-operate your business on the main level and live in one of the suites on the second level-better yet, live in one of the suites upstairs and rent out the other to help cover some of the overhead costs of ownership. If you are looking for economical lease space then this is the best option in the market-operate your business on the main floor and let the tenants upstairs pay part of the utilities and taxes for the whole building. This building has freshly renovated upstairs suites-each loft suite features 2 bedrooms, full kitchen/living room, laundry and full bathroom... these units need to be seen to be appreciated!! Combined leasable area on the main floor and open stairway basement totals 4509 square feet, and the combined square footage of the two suites on the second level measures 2889 square feet. Don't miss this opportunity-this is unique to the marketplace and wont last long! NOTE: Sellers report that average earnings for second floor suites have averaged \$6000 per month as short term rentals.