



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5026 50 Street
Lloydminster, Alberta

MLS # A2257443



\$399,000

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: STINGRAY RADIO

Bus. Name: -

Size: 10,355 sq.ft.

Zoning: C1

Heating: Boiler, Forced Air

Floors: -

Roof: Tar/Gravel

Exterior: Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.17 Acre

Lot Feat: City Lot, Paved, Street Lighting

This massive commercial building, situated in the heart of downtown Lloydminster, offers unmatched scale and versatility. Spanning across five city lots, including a substantial parking lot, the property offers both convenience and accessibility for customers and staff. The expansive layout is thoughtfully designed to accommodate multiple businesses under one roof, making it ideal for professional offices, retail, fitness, or service-based operations. With its downtown location, high visibility, and ample parking, this building is perfectly positioned to attract steady traffic and support long-term tenants. Opportunities of this size and in such a central location are rare in Lloydminster. Whether you're an investor seeking a high-profile income property or a business owner looking for room to grow, this property offers the flexibility and presence to make a statement.