



GRASSROOTS
REALTY GROUP

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**5009 48 Street
Lloydminster, Alberta**

MLS # A2257451



\$1,750,000

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,146 sq.ft.

Zoning: C1

Heating: Geothermal

Floors: -

Roof: -

Exterior: Concrete, Stucco, Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.22 Acre

Lot Feat: -

Downtown Lloydminster Commercial Opportunity & 10,000 SQ FT Two-Level Building. Prime location in the heart of downtown Lloydminster! This well-maintained commercial building offers approximately 10,000 square feet of space over two levels, providing flexibility and strong income potential. The property features a diverse mix of long-term tenants, making it a stable investment opportunity for those seeking steady cash flow. Both levels are designed for professional and retail use, with layouts that maximize efficiency and accessibility. Highlights include: Underground parking and storage for tenant convenience and added security. Ample surface parking at the back of the building ensures ease of access for clients and staff. Strong tenant history with multiple established businesses in place. Excellent downtown visibility and accessibility, with proximity to banks, restaurants, and professional services. Whether you're looking to expand your investment portfolio or secure a flagship property in Lloydminster's downtown core, this building offers both stability and growth potential.