



GRASSROOTS
REALTY GROUP

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

**4920 50th Street
Lloydminster, Saskatchewan**

MLS # A2158341



\$475,000

Division:	Central Business District
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,680 sq.ft.
Zoning:	C1
Addl. Cost:	-
Based on Year:	-
Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Parking:	-
Lot Size:	0.07 Acre
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	-
Exterior:	Concrete
Water:	Public
Sewer:	Public Sewer
Inclusions:	N/A

A landmark building at the heart of Lloydminster's downtown center is a prime opportunity for the right investor. This building boasts over 5,000 SF of excellent tenant occupied space. Located right beside the old city hall building with a beautiful mural down its side, this commercial asset is easy to spot. Upstairs hosts two very functional rental suites and the main level is a large outstanding retail space.