



GRASSROOTS
REALTY GROUP

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**5601 31 Street
Lloydminster, Alberta**

MLS # A2176122



\$1,475,000

Division: Steele Heights

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Parkview Plaza

Bus. Name: -

Size: 10,186 sq.ft.

Zoning: C3

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Brick

Water: -

Sewer: -

Inclusions: TBD

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.82 Acre

Lot Feat: Back Lane, City Lot, Corner Lot, Level, Paved

For Sale: Prime Investment Opportunity - 5-Bay Mini Mall in Lloydminster, Alberta. This meticulously maintained 5-bay mini mall offers an exceptional investment opportunity in a prime location within Lloydminster, Alberta. With a reliable lineup of long-term tenants and an attractive cap rate, this property is ideally suited for investors seeking a stable income-generating asset. Key Highlights: Long-Term Tenants: The mini mall has a robust tenant base, ensuring steady cash flow with low vacancy risk. These long-standing tenants are established businesses that bring consistent foot traffic and serve the needs of the local community. Strategic Location: Positioned across from local schools and within close proximity to Bud Miller Park, shopping centers, a hockey rink, and other popular amenities, the mall benefits from a high-visibility, high-traffic location. This prime spot appeals to both tenants and customers, enhancing the property's long-term desirability. Exceptional Maintenance Standards: The building's upkeep is managed by quality contractors under comprehensive service contracts, ensuring that both the exterior and interior are well-maintained with minimal interruptions. This commitment to maintenance not only preserves the property's aesthetic and structural integrity but also provides peace of mind for potential investors. Strong Cap Rate: This property offers an attractive cap rate, positioning it as an excellent income-generating asset with significant growth potential. This mini mall is an ideal investment for those looking to capitalize on the economic stability of Lloydminster and the enduring appeal of a well-located commercial property. Whether you are a seasoned investor or looking to diversify your portfolio, this property offers both security and potential for future appreciation. Don't miss out on this prime investment

opportunity in Lloydminster!