



GRASSROOTS
REALTY GROUP

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5303 50 Avenue
Lloydminster, Saskatchewan

MLS # A2186904



\$799,900

Division: North Lloydminster

Type: Mixed Use

Bus. Type: Mixed

Sale/Lease: For Sale

Bldg. Name: Meridian Center

Bus. Name: Meridian Center

Size: 14,951 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: Concrete, Mixed

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.61 Acre

Lot Feat: -

Commercial Property for Sale: Prime Investment Opportunity. Welcome to 5301 50 Avenue, a prime commercial property nestled in the heart of Lloydminster, SK. This property is a golden opportunity for investors, boasting a nearly 100% occupancy rate. It's an ideal blend of rental units, office spaces, and retail areas, all meticulously maintained with immense potential for future growth. Situated on a main road with excellent access and parking in a bustling area with high foot traffic, the property ensures steady rental income and offers significant opportunities for revenue growth. Don't miss out on this exceptional investment opportunity in Lloydminster. Invest in your future with this prime commercial property today!