



**GRASSROOTS**  
REALTY GROUP

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5008 48 Street  
Lloydminster, Alberta

MLS # A2201728



**\$249,900**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,572 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Price Reduced! Here's your chance to own a massive building with endless potential at a price that's hard to beat. With several attached units that could generate rental income, this space offers both flexibility and opportunity. Previously home to a church, dance studio, and pool hall, the layout is wide open for your next idea. The building does require some updates, but the price reflects the work needed—making it a great fit for someone ready to roll up their sleeves and build equity. Properties with this much space and potential don't come along often!