



**GRASSROOTS**  
REALTY GROUP

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**5017 50 Street  
Lloydminster, Alberta**

**MLS # A2209340**



**\$275,000**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,996 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.08 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Commercial investment opportunity in Lloydminster, Alberta. This well cared for building has 3900 square feet of multi purpose commercially zoned lease space. The permitted and discretionary uses are many and can be provided with request. The main level and upper level are divided into two separate spaces with separate entrances. The main floor being leased by a spa and wellness tenant and has been a long term tenant. The upstairs level is an apartment style residential suite, which is also tenant occupied with a good rate of return. Many updates like plumbing, roof, heating system, flooring and painting have been done. The building shows well and is in great condition.