

**11,248 SF  
HIGHLY VISIBLE 2 STORY MULTI USE BUILDING**



**6002 50 AVE  
LLOYDMINSTER, AB**

**Lane Columbine, REALTOR®**  
780.808.0620 | [lane@musgraveagencies.com](mailto:lane@musgraveagencies.com)

**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

**FOR SALE**

\$1,200,000.00

## Property Features

---

- Highly visible 2 story multi use building located right off HWY 17 north.
- Easy access and an abundance of parking makes this a perfect place to move your business.
- Situated on 1.09 acres, the front 2 story building has a combined square footage of 7,752.
- There is a 24'X40 two story bay located on the main floor- perfect for a future shipping and receiving space.
- In the back space there is a three bay 3,500 square foot building with divisions between three spaces- all with possibility of having their own washroom.
- These are well maintained properties. capable of being redesigned or retrofit on the interior to accommodate your specific use.
- NOTE: Seller's would consider subdividing the two buildings in to separate lots and sold individually with the rear building having a value of \$450,000 on its own lot, and the 2 story building facing the hwy having a value of \$750,000.00.

## Property Overview

---

Legal Description: Lot 11, Block 11, Plan 9522773

Zoning: BT

Year Built: 1982

Square Feet:11,248

Building Type: Retail, Mixed Use

Subdivision: Glen E Neilsen Industrial Park

MLS #: A2306013

PROPERTY OVERVIEW

# PROPERTY PHOTOS



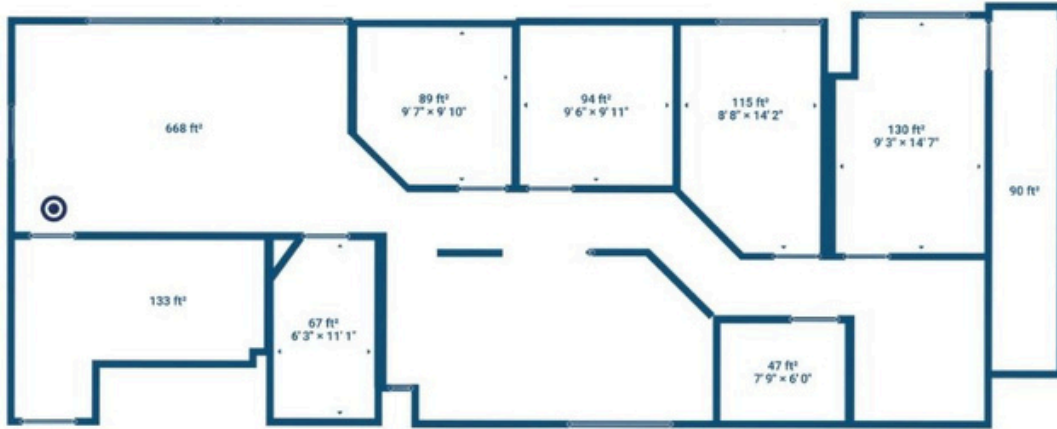
# PROPERTY PHOTOS



# MAIN FLOOR



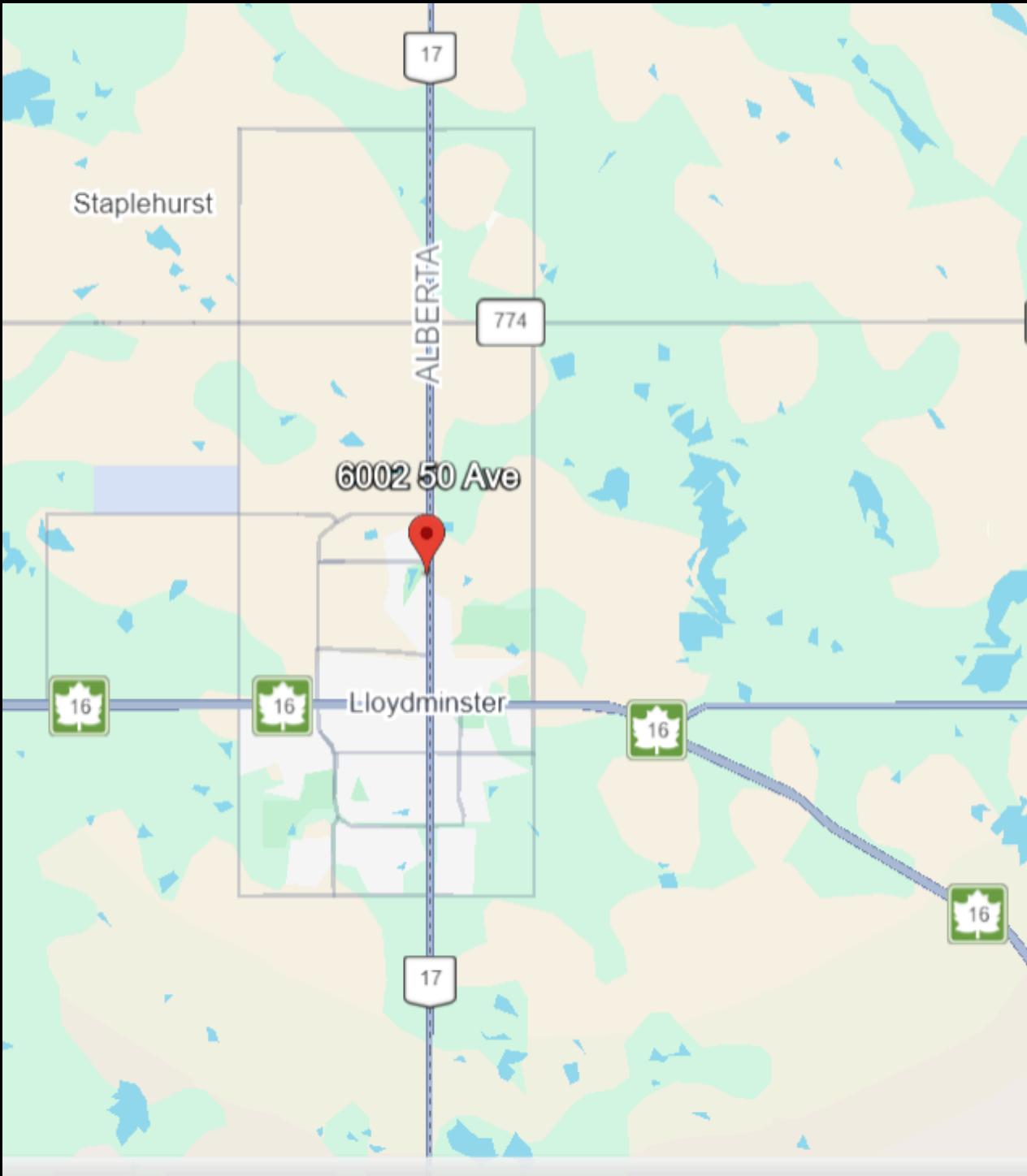
## SECOND FLOOR - SOUTH SIDE



## SECOND FLOOR - NORTH SIDE



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.