

**3,600 SF MULTIFAMILY PROPERTY
8 SUITE APARTMENT COMPLEX**



**4504 56A AVENUE UNIT# 1-8
LLOYDMINSTER, AB**

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR SALE

NEW PRICE: \$879,000.00

Property Features

- 8 suite apartment rental building, there are 5 (2 bedroom) units and 3 (1 bedroom) unit in this building
- This building has been well maintained with improvements and upgrades such as the heating system, added insulation in attic space, PVC windows, and metal roofing.
- Three suites have been renovated over the last few years, with one suite undergoing an entire makeover in the last 2 years.
- The building has two units that have been rented as Airbnb short term rentals with the balance of the units rented on monthly rental agreement.
- This building is well managed and has great potential

Property Overview

Legal Description: Lot 21, Block 61, Plan 1158NY

Year Built: 1962

Square Feet: 3,600.00

Building Type: Apartment, Multi Family

Tax Year 2025: \$6,340.00

Possession: Immediate

MLS #: A2316743

PROPERTY PHOTOS



PROPERTY PHOTOS



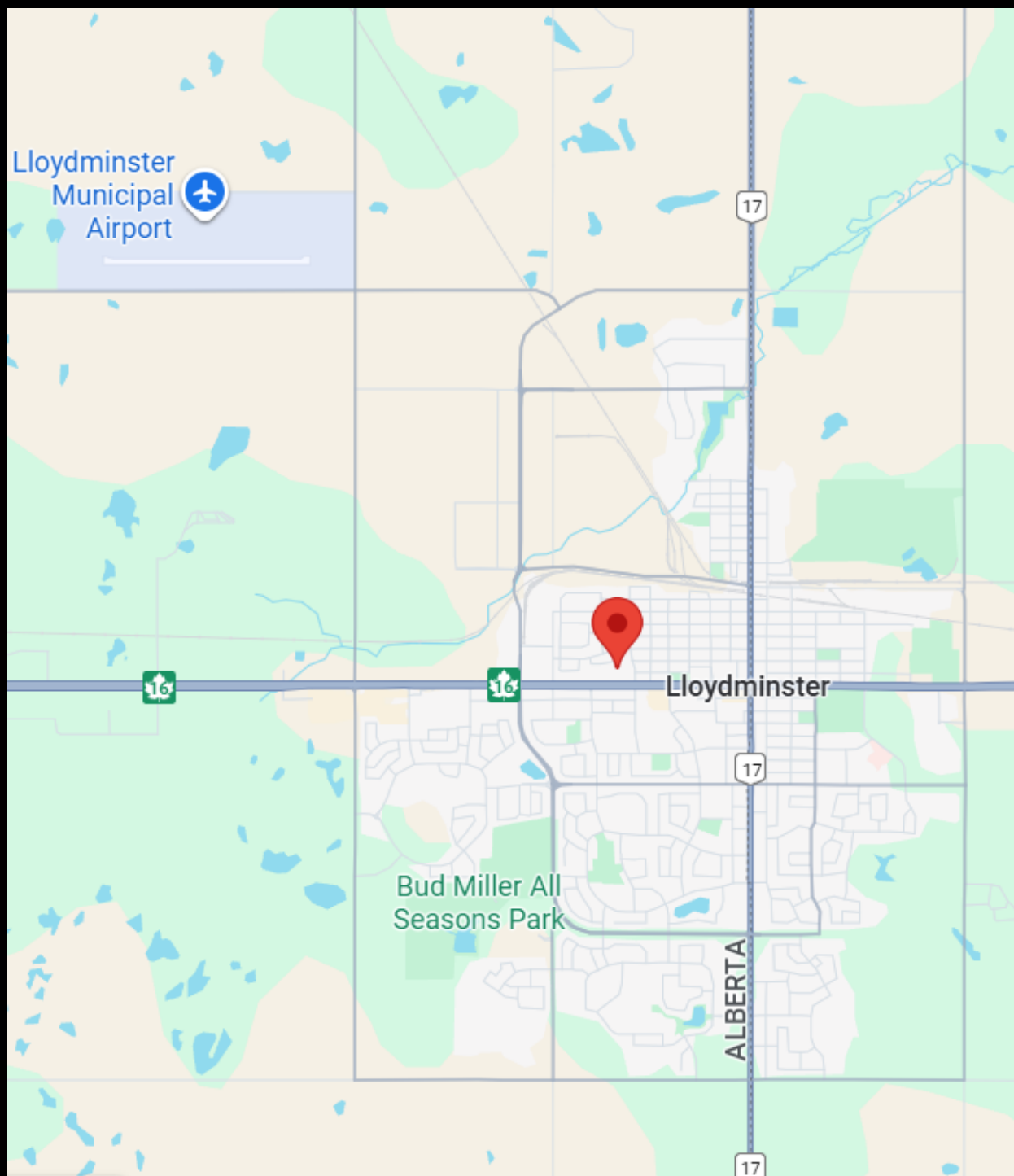
PROPERTY PHOTOS



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LOCATION MAP



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