

FOR SALE

7,400 SF
Commercial Building



2711 50 AVENUE

Lloydminster, SK

Chris Parsons, REALTOR® 780.871.2294 |
chris@musgraveagencies.com

Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$775,000.00

Property Features

- Exceptional opportunity
- 7,400 SF Building built in 2006
- Perfectly set up for shipping and receiving
- Loading Dock Door 8x10
- 2 - Electric Overhead Doors 12x12
- Mezzanine (Approximately 49'9"x12'6")
- Retail Area 32'x23'6", boardroom, 2 offices, lunch room - 2 piece bathroom
- Several paved parking stalls and ability to add more if needed
- Culligan Water equipment is not included in the building sale

Property Overview

- Legal Description: Plan 101905589, Blk 3, Lot 13
- Year Built: 2006
- Zoning: C2
- Lot Size: 0.54 Acres
- Building Size: 7400 SF
- Power: Triple Phase
- Heating: Floor Model Furnace, Radiant
- Cooling: Air Conditioning
- Property Taxes 2023: \$11,709.91
- MLS #: A2213265

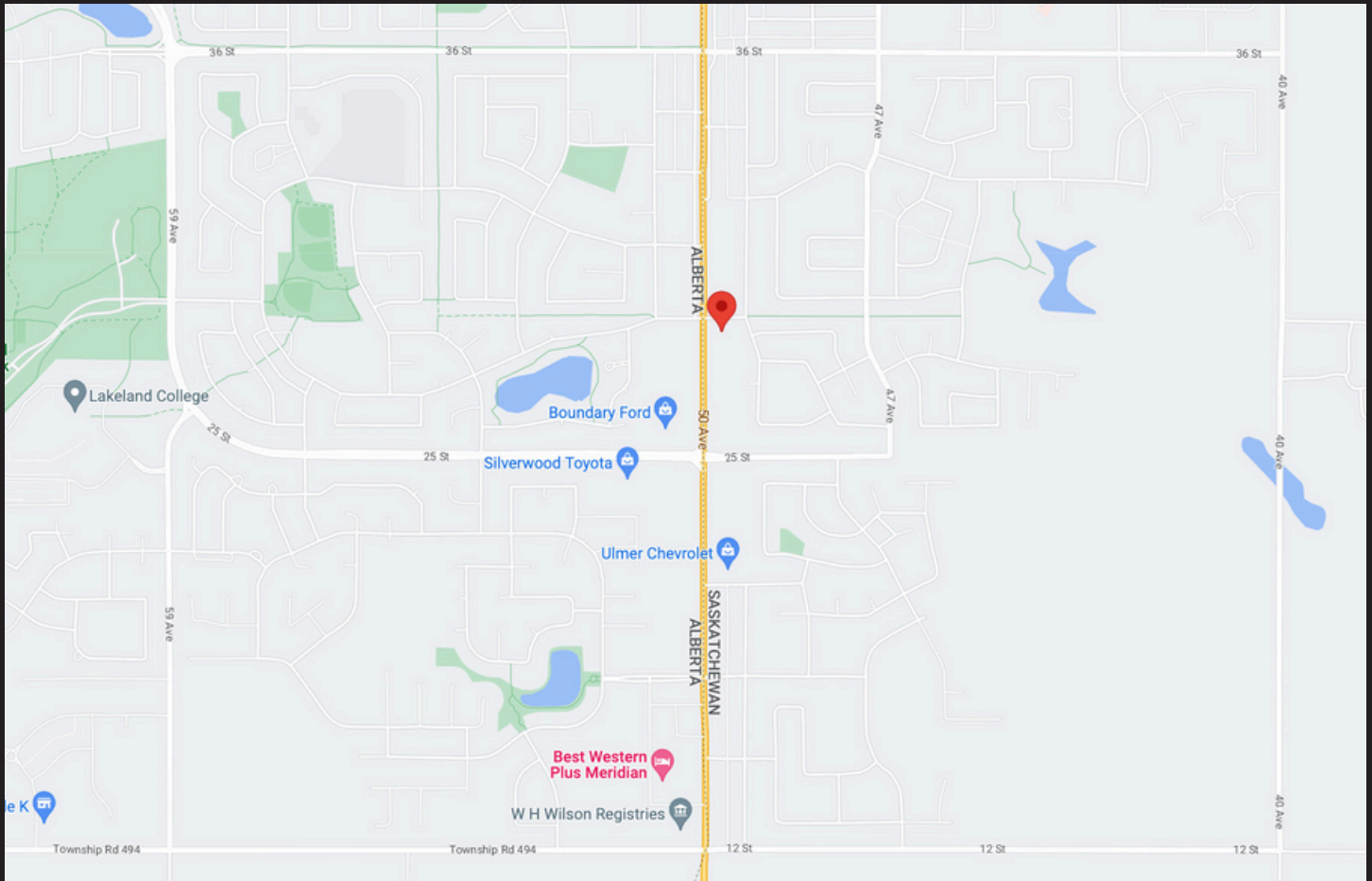
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



All offices are independently owned and operated, except those marked as indicated at 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. ©2022 Bridgemarq Real Estate Services Manager Limited. All rights reserved.