

7,400 SF COMMERCIAL BUILDING



**2711 50 AVENUE
LLOYDMINSTER, SK**

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Royal LePage® Musgrave Agencies

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR SALE

\$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: 7,400 SF

Power : Triple Phase

Heating: PhaseFloor Model Furnace, Radiant

Cooling : Air Conditioning

Tax Year 2025 : \$16,084.45

MLS # A2303059

PROPERTY OVERVIEW

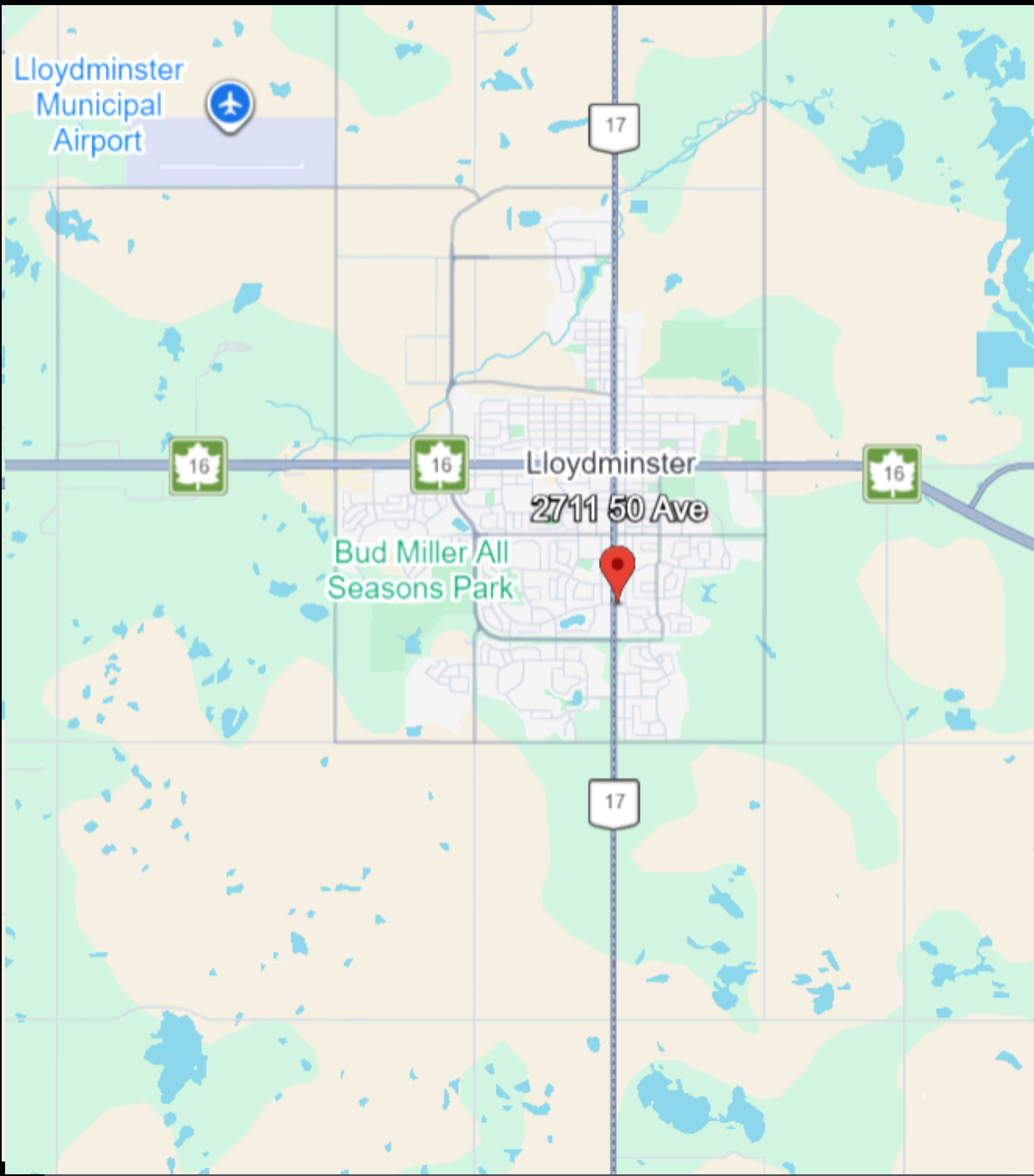
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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