

# \$475,000 - 4920 50th Street, Lloydminster

MLS® #A2158341

**\$475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.07 Acres

Central Business District, Lloydminster,  
Saskatchewan

A landmark building at the heart of Lloydminster's downtown center is a prime opportunity for the right investor. This building boasts over 5,000 SF of excellent tenant occupied space. Located right beside the old city hall building with a beautiful mural down its side, this commercial asset is easy to spot. Upstairs hosts two very functional rental suites and the main level is a large outstanding retail space.

Built in 1981

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2158341   |
| Price      | \$475,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.07       |
| Year Built | 1981       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4920 50th Street          |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Saskatchewan              |
| Postal Code | S9V 0N2                   |



**Amenities**

Utilities                      Cable Internet Access, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Satellite Internet Available, Sewer Connected, Water Connected

**Interior**

Heating                      Forced Air, Natural Gas  
Cooling                      Central Air

**Exterior**

Construction              Concrete  
Foundation                Poured Concrete

**Additional Information**

Date Listed                August 16th, 2024  
Days on Market            351  
Zoning                      C1

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.