

\$899,900 - 5912 50 Avenue, Lloydminster

MLS® #A2259316

\$899,900

0 Bedroom, 0.00 Bathroom,
Commercial on 1.00 Acres

North Lloydminster, Lloydminster, Alberta

?This two-storey professional office building offers prime exposure along busy Highway 17, ensuring excellent visibility in a high-traffic area. The property features four separate office units, each professionally built and well laid out, making it ideal for a wide range of professional tenants. Long-term tenants are already in place, providing a stable income for an investor. Owned by a single owner and meticulously maintained, this property showcases true pride of ownership. Sitting on an oversized lot, it also offers plenty of parking and room for future expansion. A strong opportunity to own a professional building with strong financials in a proven location.

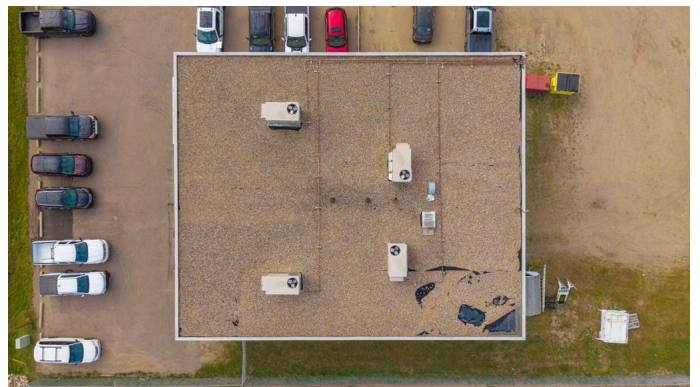
Built in 2001

Essential Information

MLS® #	A2259316
Price	\$899,900
Bathrooms	0.00
Acres	1.00
Year Built	2001
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	5912 50 Avenue
Subdivision	North Lloydminster



City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0W6

Amenities

Parking Spaces	20
----------------	----

Interior

Heating	Forced Air
Cooling	Central Air

Exterior

Lot Description	City Lot, Low Maintenance Landscape, Paved
-----------------	--

Additional Information

Date Listed	October 2nd, 2025
Days on Market	26
Zoning	Service Commercial

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.