

# \$1,475,000 - 5601 31 Street, Lloydminster

MLS® #A2176122

**\$1,475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.82 Acres

Steele Heights, Lloydminster, Alberta

For Sale: Prime Investment Opportunity - 5-Bay Mini Mall in Lloydminster, Alberta. This meticulously maintained 5-bay mini mall offers an exceptional investment opportunity in a prime location within Lloydminster, Alberta. With a reliable lineup of long-term tenants and an attractive cap rate, this property is ideally suited for investors seeking a stable income-generating asset. Key Highlights:

**Long-Term Tenants:** The mini mall has a robust tenant base, ensuring steady cash flow with low vacancy risk. These long-standing tenants are established businesses that bring consistent foot traffic and serve the needs of the local community.

**Strategic Location:** Positioned across from local schools and within close proximity to Bud Miller Park, shopping centers, a hockey rink, and other popular amenities, the mall benefits from a high-visibility, high-traffic location. This prime spot appeals to both tenants and customers, enhancing the property's long-term desirability.

**Exceptional Maintenance Standards:** The building's upkeep is managed by quality contractors under comprehensive service contracts, ensuring that both the exterior and interior are well-maintained with minimal interruptions. This commitment to maintenance not only preserves the property's aesthetic and structural integrity but also provides peace of mind for potential investors.

**Strong Cap Rate:** This property offers an attractive cap rate, positioning it as an excellent income-generating asset with significant



growth potential. This mini mall is an ideal investment for those looking to capitalize on the economic stability of Lloydminster and the enduring appeal of a well-located commercial property. Whether you are a seasoned investor or looking to diversify your portfolio, this property offers both security and potential for future appreciation. Donâ€™t miss out on this prime investment opportunity in Lloydminster!

Built in 1984

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2176122    |
| Price      | \$1,475,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.82        |
| Year Built | 1984        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 5601 31 Street |
| Subdivision | Steele Heights |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Alberta        |
| Postal Code | T9V 2H3        |

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

**Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, City Lot, Corner Lot, Level, Paved |
|-----------------|---|

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Brick           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2024 |
| Days on Market | 185                |
| Zoning         | C3                 |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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