

# \$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.

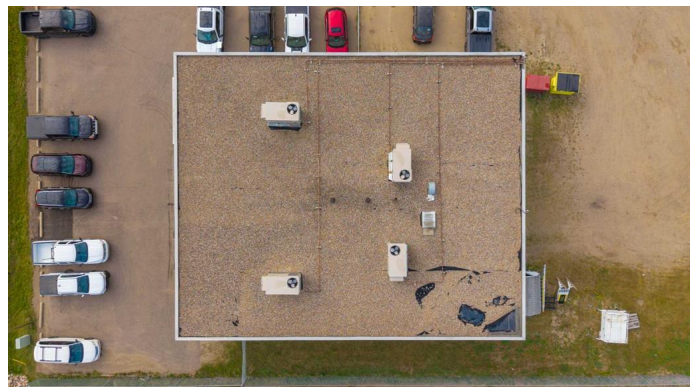
Built in 2001

## 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 | 47                 |
| Zoning         | Service Commercial |

### **Listing Details**

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

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