\$259,000 - 5008 50 Street, Lloydminster

MLS® #A2227390

\$259,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Central Business District, Lloydminster, Alberta

Located in the heart of Lloydminster's downtown core on the Alberta side, this mixed-use commercial property offers a fantastic opportunity to own a versatile and income-generating space in a high-traffic area. With 2,300 square feet of main floor storefront space and an additional 700 square foot second-floor apartment, this property is ideal for business owners looking to live where they work or investors seeking steady returns. The building features a concrete structure, large display windows, great curb appeal, and three convenient onsite parking stalls. Inside, you'II find 10-foot ceilings, central air conditioning, and a layout suitable for retail, office, or service-based businesses. The upstairs suite is currently tenant-occupied, providing immediate rental income, while the main level offers excellent visibility and walkability in one of the city's most established commercial districts. Built in 1961 and zoned C1, this property combines charm, functionality, and potential in a location that supports long-term business growth.

Built in 1961

Essential Information

MLS® # A2227390 Price \$259,000

Bathrooms 0.00





Acres 0.00 Year Built 1961

Type Commercial

Sub-Type Mixed Use

Status Active

Community Information

Address 5008 50 Street

Subdivision Central Business District

City Lloydminster
County Lloydminster

Province Alberta
Postal Code T9V0M1

Additional Information

Date Listed June 9th, 2025

Days on Market 152 Zoning C1

Listing Details

Listing Office LPT Realty

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