

# \$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.

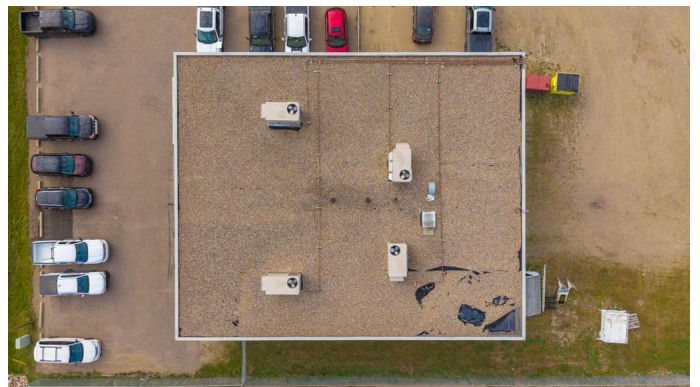
Built in 2001

## 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
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### **Interior**

Heating	Forced Air
Cooling	Central Air

### **Exterior**

Lot Description	City Lot, Low Maintenance Landscape, Paved
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### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	32
Zoning	Service Commercial

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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