

# \$419,900 - 6, 2626 50 Avenue, Lloydminster

MLS® #A2200082

**\$419,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

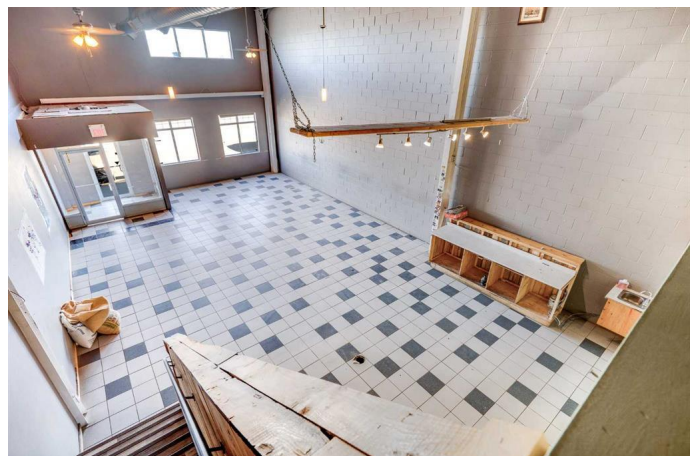
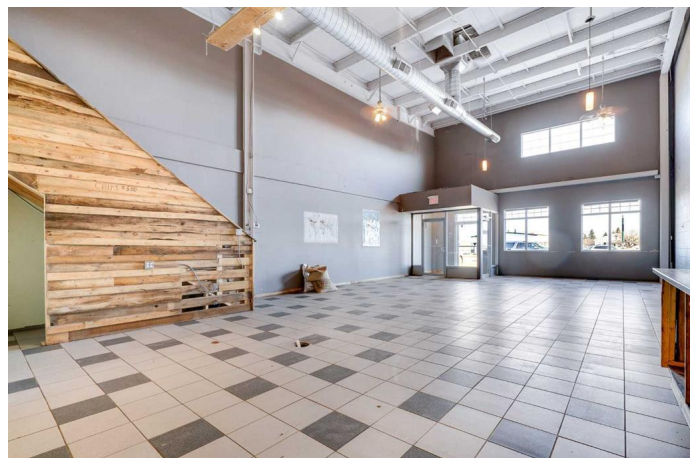
Steele Heights, Lloydminster, Alberta

Great opportunity for anyone looking to relocate their business or own a commercial condominium investment in Lloydminster. With over 2,506 SF of space, the possibilities for your business or for your tenant are huge. This property has square footage on the main level of 1,904 SF, plus there is a 602 SF mezzanine area developed on the east side of the lease space with storage and two bathrooms with stair accesses to both front and rear of the lease space. There is good visibility from Hwy 17 for anyone looking for retail storefront opportunities. Lots of window glazing facing the parking lot to the east. Wide open space on the main floor that can be easily divided according to your needs. The ceiling height can accommodate a second-floor extension to the existing second floor space should you need the floor area. Huge amount of parking- the parking is better than most other locations you might compare against. Third bathroom also located on the main floor of the building.

Built in 2003

## Essential Information

MLS® #	A2200082
Price	\$419,900
Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Commercial



Sub-Type	Mixed Use
Status	Active

### Community Information

Address	6, 2626 50 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S3

### Interior

Heating	See Remarks
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### Exterior

Construction	Other
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### Additional Information

Date Listed	March 6th, 2025
Days on Market	45
Zoning	C2

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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