

\$375,000 - 5020 48 Street, Lloydminster

MLS® #A2237135

\$375,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Business District, Lloydminster,
Alberta

Located in the downtown area along with many other professional buildings and businesses. The main floor has a front reception, board room, numerous offices, storage rooms, Two 2-piece bathrooms and kitchen area. The upper floor has been partially renovated and could easily be divided into 2 units with a shared kitchen in the center, if desired. The Basement has 3 different offices with 3 different tenants, Two separate 2-stall bathrooms, common area, 3-storage rooms, electrical and mechanical room. HVAC updated in 2011 with 2 Lenox Furnaces, updated roof top air conditioning, updated 33-gallon Hot Water Tank and comes with Three phase power.



Built in 1977

Essential Information

MLS® #	A2237135
Price	\$375,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	5020 48 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0H8

Interior

Heating	Floor Furnace
Cooling	Central Air

Additional Information

Date Listed	July 9th, 2025
Days on Market	65
Zoning	C1

Listing Details

Listing Office	CENTURY 21 DRIVE
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