

\$464,900 - 5012 50 Avenue, Lloydminster

MLS® #A2246751

\$464,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Business District, Lloydminster,
Alberta

A place to live and a place to work...
Introducing this downtown
residential/commercial mixed-use building. So
many different options available for either and
investor or an owner operator. If you are
working with a start up business and wish to
leverage the capital you have at your disposal,
then this might be the right fit for you-operate
your business on the main level and live in one
of the suites on the second level-better yet,
live in one of the suites upstairs and rent out
the other to help cover some of the overhead
costs of ownership. If you are looking for
economical lease space then this is the best
option in the market-operate your business on
the main floor and let the tenants upstairs pay
part of the utilities and taxes for the whole
building. This building has freshly renovated
upstairs suites-each loft suite features 2
bedrooms, full kitchen/living room, laundry and
full bathroom... these units need to be seen to
be appreciated!! Combined leasable area on
the main floor and open stairway basement
totals 4509 square feet, and the combined
square footage of the two suites on the second
level measures 2889 square feet. Don't miss
this opportunity-this is unique to the
marketplace and wont last long! NOTE: Sellers
report that average earnings for second floor
suites have averaged \$6000 per month as
short term rentals.

Built in 1962



Essential Information

MLS® #	A2246751
Price	\$464,900
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5012 50 Avenue
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0W7

Interior

Heating	Floor Furnace
Cooling	Central Air

Exterior

Construction	Concrete
--------------	----------

Additional Information

Date Listed	August 7th, 2025
Days on Market	14
Zoning	C1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.