

\$1,750,000 - 5009 48 Street, Lloydminster

MLS® #A2257451

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.22 Acres

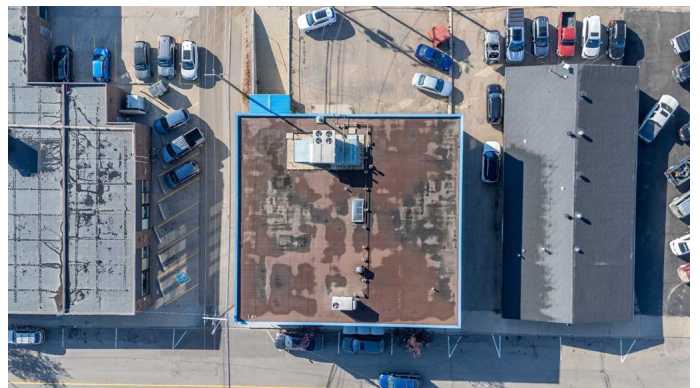
Central Business District, Lloydminster,
Alberta

Downtown Lloydminster Commercial Opportunity – 10,000 SQ FT Two-Level Building. Prime location in the heart of downtown Lloydminster! This well-maintained commercial building offers approximately 10,000 square feet of space over two levels, providing flexibility and strong income potential. The property features a diverse mix of long-term tenants, making it a stable investment opportunity for those seeking steady cash flow. Both levels are designed for professional and retail use, with layouts that maximize efficiency and accessibility. Highlights include: Underground parking and storage for tenant convenience and added security. Ample surface parking at the back of the building ensures ease of access for clients and staff. Strong tenant history with multiple established businesses in place. Excellent downtown visibility and accessibility, with proximity to banks, restaurants, and professional services. Whether you're looking to expand your investment portfolio or secure a flagship property in Lloydminster's downtown core, this building offers both stability and growth potential.

Built in 1967

Essential Information

MLS® # A2257451



Price	\$1,750,000
Bathrooms	0.00
Acres	0.22
Year Built	1967
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	5009 48 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0H7

Interior

Heating	Geothermal
Cooling	Central Air

Exterior

Construction	Concrete, Stucco, Wood Frame
--------------	------------------------------

Additional Information

Date Listed	September 16th, 2025
Days on Market	45
Zoning	C1

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.