# \$775,000 - 2711 50 Avenue, Lloydminster

MLS® #A2213265

### \$775,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.54 Acres

Aurora, Lloydminster, Saskatchewan

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8' dock door and 2 â€" 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'9―x12'6―) radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6―), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 â€" Highway Corridor Commercial.

Built in 2006

#### **Essential Information**

MLS® # A2213265 Price \$775,000

Bathrooms 0.00 Acres 0.54 Year Built 2006

Type Commercial Sub-Type Mixed Use

Status Active







## **Community Information**

Address 2711 50 Avenue

Subdivision Aurora

City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V 2A8

#### Interior

Heating Floor Furnace, Natural Gas, Radiant

Cooling Central Air

## **Exterior**

Lot Description Paved Roof Metal

Construction Metal Siding, Wood Frame

Foundation Slab

#### **Additional Information**

Date Listed April 19th, 2025

Days on Market 186
Zoning C2

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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