

# \$259,000 - 5008 50 Street, Lloydminster

MLS® #A2227390

**\$259,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

Located in the heart of Lloydminster's downtown core on the Alberta side, this mixed-use commercial property offers a fantastic opportunity to own a versatile and income-generating space in a high-traffic area. With 2,300 square feet of main floor storefront space and an additional 700 square foot second-floor apartment, this property is ideal for business owners looking to live where they work or investors seeking steady returns. The building features a concrete structure, large display windows, great curb appeal, and three convenient onsite parking stalls. Inside, you'll find 10-foot ceilings, central air conditioning, and a layout suitable for retail, office, or service-based businesses. The upstairs suite is currently tenant-occupied, providing immediate rental income, while the main level offers excellent visibility and walkability in one of the city's most established commercial districts. Built in 1961 and zoned C1, this property combines charm, functionality, and potential in a location that supports long-term business growth.

Built in 1961

## Essential Information

MLS® #	A2227390
Price	\$259,000
Bathrooms	0.00



Acres	0.00
Year Built	1961
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5008 50 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V0M1

### Additional Information

Date Listed	June 9th, 2025
Days on Market	20
Zoning	C1

### Listing Details

Listing Office	LPT Realty
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