

# \$399,000 - 5026 50 Street, Lloydminster

MLS® #A2257443

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

Central Business District, Lloydminster,  
Alberta

This massive commercial building, situated in the heart of downtown Lloydminster, offers unmatched scale and versatility. Spanning across five city lots, including a substantial parking lot, the property offers both convenience and accessibility for customers and staff. The expansive layout is thoughtfully designed to accommodate multiple businesses under one roof, making it ideal for professional offices, retail, fitness, or service-based operations. With its downtown location, high visibility, and ample parking, this building is perfectly positioned to attract steady traffic and support long-term tenants. Opportunities of this size and in such a central location are rare in Lloydminster. Whether you're an investor seeking a high-profile income property or a business owner looking for room to grow, this property offers the flexibility and presence to make a statement.

Built in 1960

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2257443   |
| Price      | \$399,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.17       |
| Year Built | 1960       |
| Type       | Commercial |
| Sub-Type   | Retail     |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5026 50 Street            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 1P3                   |

## Interior

|         |                    |
|---------|--------------------|
| Heating | Boiler, Forced Air |
| Cooling | Central Air, Other |

## Exterior

|                 |                                  |
|-----------------|----------------------------------|
| Lot Description | City Lot, Paved, Street Lighting |
| Roof            | Tar/Gravel                       |
| Construction    | Mixed                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 27                   |
| Zoning         | C1                   |

## Listing Details

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

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