

# \$189,900 - 5007 50 Street, Lloydminster

MLS® #A2263110

**\$189,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

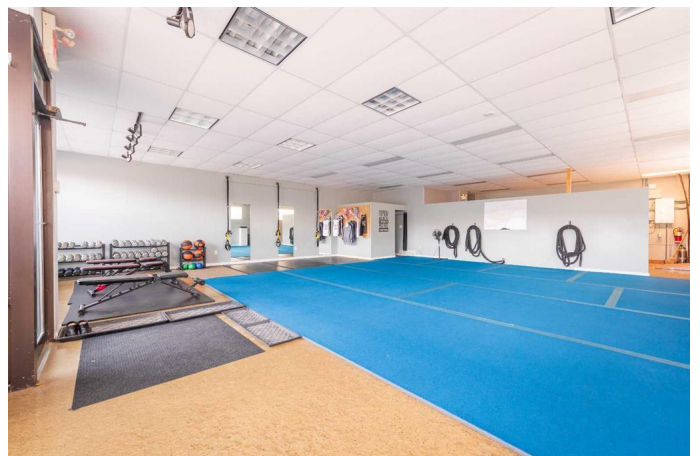
Welcome to downtown Lloydminster along 50th street with high visibility. This building is in excellent condition and offers an open main floor plan, exceptionally clean with bright windows, ample lighting and flooring in excellent condition. This space would be perfect for any retail, coffee shop, health or spa services, fitness, or develop further for office. The furnace and water heater are new as is the roof. Freshly painted inside and out with alley access to the west side door for ease of deliveries. This building also has a freshly developed kitchenette and renovated bathroom. This is the perfect building to get into commercial ownership rather than leasing.

The basement offers excellent storage for files, inventory, equipment etc. Showings during off hours of tenant only please. 24 hours notice is appreciated but can request shorter notice if available.

Built in 1950

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2263110   |
| Price      | \$189,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1950       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |



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

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5007 50 Street            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 0L9                   |

## Interior

|         |                                        |
|---------|----------------------------------------|
| Heating | Forced Air, Natural Gas, Floor Furnace |
|---------|----------------------------------------|

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 13                |
| Zoning         | C1                |

## Listing Details

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

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