

\$824,777 - 6004 50 Avenue, Lloydminster

MLS® #A2093264

\$824,777

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Glen E. Neilsen Industrial Park, Lloydminster,
Alberta

Super Exposure! Looking for the perfect office space that combines functionality, style, and prime visibility? Look no further! This gem is located on Highway 17 North, offering unparalleled exposure to a high volume of daily traffic. Step inside and be greeted by a modern and inviting atmosphere. Great opportunity to run your own business upstairs while the main floor is completely occupied by tenants. With 19 offices, including a spacious open area/bullpen, a kitchenette for your convenience, and well-appointed washrooms, this building has everything you need to hit the ground running. Situated in an enviable location with superb visibility, this building offers endless possibilities for businesses seeking maximum exposure. Large lot so tons of room for parking! Donâ€™t miss out on this incredible opportunity! Move-in ready and waiting for you to make it your own.

Built in 1996

Essential Information

MLS® #	A2093264
Price	\$824,777
Sold Price	\$715,000
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial



Sub-Type	Office
Status	Sold

Community Information

Address	6004 50 Avenue
Subdivision	Glen E. Neilsen Industrial Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2T9

Interior

Heating	Baseboard, In Floor, Geothermal
Cooling	Central Air

Additional Information

Date Listed	January 22nd, 2024
Date Sold	June 27th, 2024
Days on Market	154
Zoning	I1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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