

# \$1,950,000 - 1501 50 Avenue, Lloydminster

MLS® #A2222795

**\$1,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Located in one of Lloydminster's most high-traffic corridors, this impressive commercial property offers outstanding exposure and a strong income stream.

Positioned along 50th Avenue on the south end of the city, the site benefits from close proximity to a popular sports facility, multiple restaurants, and a hotel—creating consistent foot and vehicle traffic.

Key features include:

Highway frontage for maximum visibility

Prominent roadside pylon signage

Ample onsite parking for staff and customers

The property is anchored by a national tenant, ensuring reliable cash flow and long-term stability. This is a rare opportunity to acquire a well-situated asset in a thriving commercial hub.

Built in 2023

## Essential Information

MLS® #	A2222795
Price	\$1,950,000
Sold Price	\$1,900,000
Bathrooms	0.00
Acres	0.00



Year Built	2023
Type	Commercial
Sub-Type	Retail
Status	Sold

### **Community Information**

Address	1501 50 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H3

### **Exterior**

Roof	Asphalt Shingle
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### **Additional Information**

Date Listed	May 20th, 2025
Date Sold	July 12th, 2025
Days on Market	52
Zoning	C2
HOA Fees	0.00

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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