$775,000 - 2711 50 Avenue, Lloydminster

MLS® #A2213265

$775,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.54 Acres

Aurora, Lloydminster, Saskatchewan

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10â€™x8â€™ dock door and 2 â€" 12â€™x12â€™ overhead electric doors. The shop also features: 17â€™ ceilings, trench drain, mezzanine (approx. 49â€™9â€•x12â€™6â€•) radiant heat and a 3-piece washroom. The office area features: retail area (32â€™x23â€™6â€•), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 â€" Highway Corridor Commercial.

Built in 2006

Essential Information

MLS® #	A2213265
Price	$775,000
Bathrooms	0.00
Acres	0.54
Year Built	2006
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address   2711 50 Avenue
Subdivision   Aurora
City   Lloydminster
County   Lloydminster
Province   Saskatchewan
Postal Code   S9V 2A8

Interior

Heating   Floor Furnace, Natural Gas, Radiant
Cooling   Central Air

Exterior

Lot Description Paved
Roof   Metal
Construction   Metal Siding, Wood Frame
Foundation   Slab

Additional Information

Date Listed   April 19th, 2025
Days on Market   123
Zoning   C2

Listing Details

Listing Office   MUSGRAVE AGENCIES