

\$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
Bathrooms	0.00
Acres	0.00
Year Built	2023



Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

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

Exterior

Roof	Asphalt Shingle
------	-----------------

Additional Information

Date Listed	May 20th, 2025
Days on Market	49
Zoning	C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.