

# **\$375,000 - 5020 48 Street, Lloydminster**

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MLS® #A2237135

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

Located in the downtown area along with many other professional buildings and businesses. The main floor has a front reception, board room, numerous offices, storage rooms, Two 2-piece bathrooms and kitchen area. The upper floor has been partially renovated and could easily be divided into 2 units with a shared kitchen in the center, if desired. The Basement has 3 different offices with 3 different tenants, Two separate 2-stall bathrooms, common area, 3-storage rooms, electrical and mechanical room. HVAC updated in 2011 with 2 Lenox Furnaces, updated roof top air conditioning, updated 33-gallon Hot Water Tank and comes with Three phase power.



Built in 1977

## **Essential Information**

MLS® #	A2237135
Price	\$375,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Office
Status	Active

## **Community Information**

Address	5020 48 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0H8

### **Interior**

Heating	Floor Furnace
Cooling	Central Air

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	5
Zoning	C1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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