

**5008 50 Street**  
**Lloydminster, Alberta**

**MLS # A2227390**



**\$259,000**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Located in the heart of Lloydminster's downtown core on the Alberta side, this mixed-use commercial property offers a fantastic opportunity to own a versatile and income-generating space in a high-traffic area. With 2,300 square feet of main floor storefront space and an additional 700 square foot second-floor apartment, this property is ideal for business owners looking to live where they work or investors seeking steady returns. The building features a concrete structure, large display windows, great curb appeal, and three convenient onsite parking stalls. Inside, you'll find 10-foot ceilings, central air conditioning, and a layout suitable for retail, office, or service-based businesses. The upstairs suite is currently tenant-occupied, providing immediate rental income, while the main level offers excellent visibility and walkability in one of the city's most established commercial districts. Built in 1961 and zoned C1, this property combines charm, functionality, and potential in a location that supports long-term business growth.