

# \$775,000 - 2711 50 Avenue, Lloydminster

MLS® #A2126656

**\$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- 10'x8' dock door and 2 " 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'x12'6") radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6"), 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 " Highway Corridor Commercial.

Built in 2006

## Essential Information

MLS® #	A2126656
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 26th, 2024
Days on Market	350
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.