

\$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- 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® # | 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 | Natural Gas, Radiant, Floor Furnace |
| 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 | 3 |
| Zoning | C2 |

Listing Details

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

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