

# \$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 | 12             |
| Zoning         | C2             |

### Listing Details

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

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