



GRASSROOTS
REALTY GROUP

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1-8, 3105 51 Avenue
Lloydminster, Alberta

MLS # A2300124



\$949,000

Division:	Steele Heights		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	5,896 sq.ft.	Age:	1985 (41 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Assigned, Off Street, Parking Lot, Paved, Plug-In		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Lawn, Paved, Rectangular Lot		

Heating:	Baseboard, Hot Water	Bldg Name:	-
Floors:	Carpet, Laminate, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Partial	LLD:	-
Exterior:	-	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: N/A

Well maintained 8-unit apartment building located in Lloydminster, Alberta, offering a strong investment opportunity with full occupancy and the majority of tenants being long term. This building features 4 two-bedroom units, all with private balconies, plus 4 one-bedroom units, 3 of which include balconies. The property has seen several important updates and improvements over time, PVC windows in 2022, steel entry door security upgrades in 2025, new carpet in the common areas in 2024, hot water tank replaced in 2024. The building is heated by a hot water heating system with a Triangle Tube boiler installed in 2020 with a recent flush in 2026. Outside, there is a paved parking lot with back lane access and 7 electrified parking stalls for tenant convenience. These 8 units are separately titled, which accommodates a future clean exit strategy. A solid, well-cared-for revenue property in a desirable Lloydminster location.