



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5501 51 Street
Lloydminster, Alberta

MLS # A2345907

\$598,000

Division: West Lloydminster

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,654 sq.ft.

Zoning: R1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.29 Acre

Lot Feat: -

An excellent investment opportunity in Lloydminster! Located at 5501 51 Street, this well-maintained property was formerly used as a church and has since been converted for daycare use, with an established daycare tenant currently occupying the building. The property offers a functional layout with plenty of space to accommodate its current use, along with a fully finished lower level featuring a fully functioning kitchen and additional room for activities and programming. Outside, the generous yard and green space provide plenty of room for outdoor play, activities, and gatherings. The large, fully paved parking lot offers convenient access and plenty of parking for staff, parents, and visitors, while the detached cold-storage garage provides valuable additional storage for equipment and supplies. The building has benefited from previous improvements, including flooring, furnaces, air conditioning, and shingles. With its existing tenant, practical layout, fully paved parking lot, and usable outdoor space, this property presents an attractive opportunity for an investor looking to add a leased commercial property to their portfolio.