

# \$1,475,000 - 5601 31 Street, Lloydminster

MLS® #A2176122

**\$1,475,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.82 Acres

Steele Heights, Lloydminster, Alberta

For Sale: Prime Investment Opportunity - 5-Bay Mini Mall in Lloydminster, Alberta. This meticulously maintained 5-bay mini mall offers an exceptional investment opportunity in a prime location within Lloydminster, Alberta. With a reliable lineup of long-term tenants and an attractive cap rate, this property is ideally suited for investors seeking a stable income-generating asset. Key Highlights:

**Long-Term Tenants:** The mini mall has a robust tenant base, ensuring steady cash flow with low vacancy risk. These long-standing tenants are established businesses that bring consistent foot traffic and serve the needs of the local community.

**Strategic Location:** Positioned across from local schools and within close proximity to Bud Miller Park, shopping centers, a hockey rink, and other popular amenities, the mall benefits from a high-visibility, high-traffic location. This prime spot appeals to both tenants and customers, enhancing the property's long-term desirability.

**Exceptional Maintenance Standards:** The building's upkeep is managed by quality contractors under comprehensive service contracts, ensuring that both the exterior and interior are well-maintained with minimal interruptions. This commitment to maintenance not only preserves the property's aesthetic and structural integrity but also provides peace of mind for potential investors.

**Strong Cap Rate:** This property offers an attractive cap rate, positioning it as an excellent income-generating asset with significant



growth potential. This mini mall is an ideal investment for those looking to capitalize on the economic stability of Lloydminster and the enduring appeal of a well-located commercial property. Whether you are a seasoned investor or looking to diversify your portfolio, this property offers both security and potential for future appreciation. Don't miss out on this prime investment opportunity in Lloydminster!

Built in 1984

### **Essential Information**

MLS® #	A2176122
Price	\$1,475,000
Bathrooms	0.00
Acres	0.82
Year Built	1984
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	5601 31 Street
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H3

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Back Lane, City Lot, Corner Lot, Level, Paved
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Roof	Asphalt Shingle
Construction	Brick

### **Additional Information**

Date Listed	October 30th, 2024
Days on Market	175
Zoning	C3

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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