

# \$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. Donâ€™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	180
Zoning	C3

**Listing Details**

Listing Office	CENTURY 21 DRIVE
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