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## 208, 5303 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
30536


**MLS ID:**  
A2220088

**\$450**



 **DEB KENT-FLECK**  
 (780) 875-9159

 **MUSGRAVE AGENCIES**  
 780-875-9159

 208, 5303 50 Avenue , Lloydminster , Saskatchewan S9V 0P9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 450.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1978	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 998.00	<b>Building Area (Sq. M.)</b> 92.72
<b>Construction Type</b> Concrete	<b>Heating</b> Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Immaculate 2nd level office space of 998 sq. ft. containing a large welcoming reception area with room for seating, 3 large offices or two offices and a board room. This unit has a full private kitchen including appliances and a full bathroom with updated tiled shower. This very affordable space is perfect for a small office business, law firm, accountant or bookkeeper or esthetics/massage/nails etc. Laminate flooring throughout for easy cleanup. This building offers excellent exposure along highway 17, plenty of parking for staff and clients and quick access to all major routes throughout the city. Tenant to pay utilities and CC at 5.08 per sq. ft. plus GST. CC includes water, common area maintenance/utilities, lot maintenance, garbage, taxes and insurance.

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