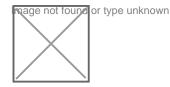


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **208, 5303 50 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location

Lloydminster, Saskatchewan

Listing ID:

30536 A2220088

MLS ID:

\$450



**△ DEB KENT-FLECK** 

**(780)** 875-9159

■ MUSGRAVE AGENCIES

**2** 780-875-9159

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

**Transaction Type** 

For Lease

**Days On Market** 

63

**Lease Amount** 

450.00

Lease Frequency

Monthly

1978

Year Built

Subdivision

**Building Type** Commercial Mix

NONE

Structure Type

Low Rise (2-4 stories)

**Property Type** Commercial

**Property Sub Type** 

Mixed Use

Building Area (Sq. Ft.)

998.00

Building Area (Sq. M.)

92.72

**Construction Type** 

Concrete

Heating **Natural Gas**  Inclusions

N/A

Restrictions Reports Landlord Approval 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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