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## 205, 5303 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
30538


**MLS ID:**  
A2220092

**\$625**



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

 **MUSGRAVE AGENCIES**  
 780-875-9159

 205, 5303 50 Avenue , Lloydminster , Saskatchewan S9V 0P9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 625.00
<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> 527.00	<b>Building Area (Sq. M.)</b> 48.96
<b>Construction Type</b> Concrete	<b>Heating</b> Natural Gas	<b>Inclusions</b> n/a
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Clean and Immaculate 2nd level office space of 527 sq. ft. containing a private washroom, a full kitchen with appliances a private office and one open office or seating area. Perfect for a bookkeeper who has outgrown their home space and needs a more professional place to work. This is very affordable for a small business just starting out. Plenty of parking in the paved parking lot. 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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