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## 3, 5702 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 31314

MLS ID: A2239158

\$2,200



<sup>△</sup> LANE COLUMBINE

**(780)** 875-9159

■ MUSGRAVE AGENCIES

**2** 780-875-9159

r<u>P</u>ri

3, 5702 50 Avenue, Lloydminster, Alberta T9V 0X6

**Transaction Type** 

For Lease

Lease Frequency

Monthly

Year Built

1987

**Property Sub Type** 

Mixed Use

**Construction Type** 

Wood Frame

Access to Property

Direct Access

Reports None **Days On Market** 

108

Subdivision

North Lloydminster

Structure Type

Office

Building Area (Sq. Ft.)

1500.00

Cooling

Central Air

Inclusions

N/A

**Lease Amount** 

2200.00

**Building Type** 

Office Building, Warehouse

**Property Type** 

Commercial

Building Area (Sq. M.)

139.35

Heating

Forced Air, Natural Gas

Restrictions

None Known

Nicely refreshed lease space with 1,500 SF on the main floor and a bonus mezzanine space on the second level that has storage/coffee room and 2PC bath. The main floor features front office and reception area and a warehouse/shop space at the back measuring 30' (w) x 35' (d) with a 12' x 12' overhead door off the alley. This space is very visible on HWY 17 and is a perfect size to move your new or existing business. In addition to a 2PC bath on the second floor mezzanine, there is also a 2PC bath within the shop space. The lease space has been recently refreshed on the main floor with paint and shows immaculate. Additional features include in-floor heat, A/C in the office, good parking in the front, tin lined shop interior. Very affordable space, rental rate includes base rent, building insurance, property taxes, heat, water/sewer and common area maintenance.

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