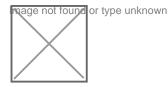


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5019 50 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 31705

MLS ID: A2248663

\$12



A DAVID KADUN

■ LPT Realty

**1-877-366-2213** 

5019 50 Street , Lloydminster , Alberta T9V0L9

Transaction Type Days On Market Lease Amount

For Lease 42 12.00

Lease FrequencySubdivisionBuilding TypeAnnuallyWest LloydminsterCommercial Mix

Year BuiltStructure TypeProperty Type1975RetailCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Retail 2220.00 206.24

InclusionsRestrictionsReportsSign FrameNone KnownNone

Bright, Versatile Storefront in the Heart of Downtown Lloydminster Discover 2,200 sq ft of adaptable space designed to fit your business vision. Located in a prime downtown spot, this lower-level unit welcomes clients with a modern glass-front entry and sunlit reception area, thanks to expansive street-facing windows. Inside, you'll find four flexible rooms—ideal for private offices, treatment spaces, or consultation suites—plus plenty of built-in storage to keep things organized. The open central area offers endless possibilities: create multiple workstations, host group sessions, or showcase your products in style. With in-unit plumbing, the space is ready-made for a salon, spa, medical clinic, or other professional services. Customers will love the easy access with front street parking, while your team benefits from dedicated parking at the rear. At just \$5/sq ft in Triple NETs, this is your chance to secure a high-visibility, turnkey location and bring your business plans to life.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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