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UNIT 9 & 10, 4720 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lloydminster, Saskatchewan



Listing ID:
32085


MLS ID:
A2256101

\$5.95



 **COLIN CLARKE**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 Unit 9 & 10, 4720 50 Street , Lloydminster , Saskatchewan S9V 0M7

Transaction Type For Lease	Days On Market 84	Lease Amount 5.95
Lease Frequency Annually	Subdivision East Lloydminster	Year Built 1967
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 2706.00	Building Area (Sq. M.) 251.39	Heating Floor Furnace,Natural Gas
Inclusions N/A	Restrictions None Known	Reports None

Live/Work Commercial Lease – 2,706 sq. ft. This property truly offers the best of both worlds: a business/residential transition space that lets you both live and work in one convenient location. The unit contains a full private dwelling with a bedroom, bathroom, living area, and kitchen, alongside a dedicated commercial workshop. The workshop is a wide-open concrete bay with a loading dock, ideal for assembly, light manufacturing, artisan workshops, or creative studios. With this place, you'll have the flexibility to align your workspace and living space in a way that suits your lifestyle. • Total Size: 2,706 sq. ft. • Base Rent: \$5.95/sq. ft. • Common Costs: \$2.25/sq. ft. • Zoning: Creative Industrial Design – up to 60% workspace and 40% living space A rare opportunity to lease a versatile live/work unit that combines practical business functionality with comfortable private living.

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