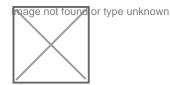


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

(780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

rM1

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

Transaction Type

For Lease

Days On Market

Lease Amount

5.95

Lease Frequency

Annually

Subdivision

84

East Lloydminster 1967

Structure Type

Mixed Use

Property Type Commercial Property Sub Type

Mixed Use

Year Built

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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