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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

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|-------------------------------------------|-----------------------------------------|---------------------------------------------|
| Transaction Type For Lease | Days On Market 23 | 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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