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## 101, 4802 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Alberta



**Listing ID:**  
32786


**MLS ID:**  
A2269476

**\$2,500**



 **JENNIFER GILBERT**  
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 **COLDWELL BANKER - CITY SIDE REALTY**  
 780-875-3343

 **101, 4802 50 Avenue , Lloydminster , Alberta T9V 0W5**

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 2500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Renewal Option	<b>Subdivision</b> Central Business District
<b>Building Type</b> Mixed Use	<b>Year Built</b> 1964	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 1423.00
<b>Building Area (Sq. M.)</b> 132.20	<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace,Natural Gas
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> None

Opportunity presents with an all-inclusive, highway frontage Downtown Lloydminster lease space. A fully accessible and secure main floor location accessed via a shared foyer. Professional, long-term anchor owners occupy the second floor and they are seeking a complementary business to join them on a three-year lease term. Budgeting for expenses is made easy for your business with the rental rate being inclusive of utilities, tax, insurance and snow removal. The space is bright and clean with a large front retail or gathering space and to the rear four nice sized private offices, a staff room and handicap accessible washroom. The owners are prepared to extend walls or glass to fully enclose the ceiling of the leasable space, all depending on a tenants requirements. There is a charming, hand painted, community minded mural that can also stay, or go. Exterior business signage is available on the projecting corner sign, increasing visibility for your business. Showings are permitted during regular business hours. Please do not attend the space without a confirmed appointment. The space is available for an IMMEDIATE OCCUPANCY. Make your move!

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