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Regional Contact

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101, 4802 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

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Location

Lloydminster, Alberta

Listing ID:

32786

MLS ID:

A2269476

\$2,500



△ JENNIFER GILBERT

(780) 875-3343

□ COLDWELL BANKER - CITY SIDE REALTY

2 780-875-3343

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

Transaction Type

For Lease

Lease Frequency

Monthly

Building Type

Mixed Use

Property Type

Commercial

Building Area (Sq. M.)

132.20

Inclusions

None

Days On Market

2

Lease Term

Renewal Option

Year Built

1964

Property Sub Type

Mixed Use

Cooling

Central Air

Restrictions

None Known

Lease Amount

2500.00

Subdivision

Central Business District

Structure Type

Mixed Use

Building Area (Sq. Ft.)

1423.00

Heating

Floor Furnace, Natural Gas

Reports

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 only during regular business hours, plenty of notice is requested for the existing tenants scheduling. Please do not attend the business to view the space without a confirmed appointment. The space is available for new occupancy as of December 2025. Make your move!

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