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## 5019 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta



**Listing ID:**  
33138


**MLS ID:**  
A2273837

**\$11**



 **DAVID KADUN**

 LPT Realty  
 1-877-366-2213

 5019 50 Street , Lloydminster , Alberta T9V0L9

**Transaction Type**

For Lease

**Days On Market**

1

**Subdivision**

West Lloydminster

**Building Type**

Commercial Mix

**Year Built**

1975

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

2220.00

**Building Area (Sq. M.)**

206.24

**Inclusions**

Sign Frame

**Restrictions**

None Known

**Reports**

None

Bright, adaptable, and right in the middle of downtown Lloydminster — this 2,200 sq ft lower-level space is built to support almost any business idea. The modern glass entry and large street-facing windows create a welcoming reception area with plenty of natural light. Inside, you'll find four flexible rooms that can work as private offices, treatment rooms, or consultation spaces, along with ample built-in storage to keep things running smoothly. The open central area offers room to customize your setup, whether you need multiple workstations, a product display zone, or a collaborative work area. With in-unit plumbing already in place, the layout suits salons, spas, medical services, and a wide range of professional businesses. Clients will appreciate convenient front street parking, and your team will have dedicated rear parking for easy access. Triple NETs are just \$4/sq ft, making this a high-visibility, ready-to-go location for anyone looking to plant their business in a prime spot downtown.

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