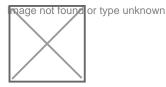


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5019 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 33138

MLS ID: A2273837

\$11



A 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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