

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 63	<b>Lease Amount</b> 11.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> West Lloydminster	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1975	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2220.00	<b>Building Area (Sq. M.)</b> 206.24
<b>Inclusions</b> Sign Frame	<b>Restrictions</b> None Known	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.