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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 127	Lease Amount 11.00
Lease Frequency Annually	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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