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## 4921/4925 50 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Lloydminster, Saskatchewan

**Listing ID:**  
33231

**MLS ID:**  
A2274881

**\$11**



 **NICOLE HARTY**  
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 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 4921/4925 50 Street , Lloydminster , Saskatchewan S9V 0N1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 127
<b>Lease Amount</b> 11.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C1
<b>Subdivision</b> Central Business District	<b>Building Type</b> See Remarks	<b>Year Built</b> 1988
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> AQ 3856	<b>Building Area (Sq. Ft.)</b> 3008.00	<b>Building Area (Sq. M.)</b> 279.45
<b>Lot Size (Sq. Ft.)</b> 2644	<b>Lot Size (Acres)</b> 0.06	<b>Construction Type</b> Brick,Concrete
<b>Roof</b> Flat	<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace,Forced Air,Natural Gas
<b>Access to Property</b> Major Shopping Nearby,Paved Road	<b>Inclusions</b> Reception Desk	<b>Restrictions</b> None Known
<b>Reports</b> None		

Discover a turnkey opportunity in the heart of downtown Lloydminster. This well-designed commercial building is currently outfitted for spa and wellness services, offering a functional layout that supports a wide range of business operations. The main level features a spacious reception/waiting area that creates an inviting first impression for clients. Each treatment room is equipped with its own sink, providing privacy, efficiency, and seamless workflow for estheticians, massage therapists, medical aesthetics, or professional service providers. Upstairs, you'll find a dedicated staff area as well as laundry hookups, making day-to-day operations smooth and convenient. With its central location, this building is ready to support your growing business or an investor seeking a highly versatile commercial asset. Highlights: Located in the heart of downtown Lloydminster. Turnkey layout designed for spa & wellness services. Multiple treatment rooms — each with its own sink. Large reception area ideal for client intake and retail displays. Upper-level staff space + laundry hookups. Zoned: C1. Suitable for spa, salon, medical aesthetics, professional offices, wellness services, and more. A rare opportunity to secure a thoughtfully built-out commercial space in a high-traffic downtown location. Lease op costs approximately \$2.35/sqft (2025) include property taxes and building insurance. Property is also listed for sale see MLS A2274732.

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