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## 2911 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
35274

**MLS ID:**  
A2311442

**\$12.95**



 **CHASE CAL**  
 (306) 830-0379

 **MUSGRAVE AGENCIES**  
 780-875-9159

  
2911 50 Avenue , Lloydminster , Saskatchewan S9V 0N7

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Subdivision</b> Aurora
<b>Building Type</b> Office Building	<b>Year Built</b> 2004	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 101857990
<b>Building Area (Sq. Ft.)</b> 6400.00	<b>Building Area (Sq. M.)</b> 594.57	<b>Construction Type</b> Wood Frame
<b>Heating</b> Overhead Heater(s),Floor Furnace	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Located along a very high visibility corridor on highway 17 with a total of 6,400 sq. ft. 900 SF of office space with 5,500 SF of warehouse/shop area located in the rear of the building. Take a look and notice that this space can easily be downsized if you're looking for something smaller. Perfect for a retail that needs some warehouse/storage or it can easily add more office or frontage retail if required. Excellent and abundant paved parking front and back easily accessible to traffic in all directions. This building is well maintained and there are 3 overhead doors (14x14) to access from the rear parking. Tenant only occupies a portion of the space available. One of the owners is licensed realtor in the provinces of Alberta and Saskatchewan.

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