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202, 1201 50 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Saskatchewan

Listing ID:
35368


MLS ID:
A2311823

\$3,438



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

 **MUSGRAVE AGENCIES**
 780-875-9159

 202, 1201 50 Avenue , Lloydminster , Saskatchewan S9V 1Z7

Transaction Type For Lease	Title Fee Simple	Days On Market 21
Lease Amount 3438.00	Lease Frequency Monthly	Zoning CC
Subdivision Wallacefield	Building Type Office Building	Year Built 2026
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 102400197	Building Area (Sq. Ft.) 2118.00	Building Area (Sq. M.) 196.77
Construction Type Concrete,Wood Frame	Commercial Amenities Elevator Passenger	Access to Property Front and Rear Drive access,On Major Traffic Route
Inclusions N/A	Restrictions Call Lister	Reports Call Lister,Information Package

Position your business in one of Lloydminster's busiest commercial hubs with this exciting new development opportunity! Located at the high-traffic intersection of 12th Street and 50th Avenue in Lloydminster, this impressive two-storey concrete building offers exceptional exposure, outstanding accessibility, and flexible leasing options designed to accommodate a variety of business needs. Surrounded by established residential neighbourhoods and situated along one of Lloydminster's busiest commercial corridors, your business will benefit from constant activity and strong customer presence. Nearby amenities include restaurants, professional services, automotive dealerships, hotels, and the Servus Sports Centre, creating a destination location that draws visitors from across the city and the region every day. The development features elevator access to the second floor, modern construction, and multiple leasing configurations, making it ideal for retail, medical, professional office, wellness, service-based businesses, and more. Join the momentum of Co-op's exciting expansion and secure your place in this highly visible, high-traffic location. Opportunities like this are limited—be part of Lloydminster's next premier commercial destination! Call Musgrave Agencies for more information.

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