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## 5019 50 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Lloydminster, Alberta



**Listing ID:**  
35621


**MLS ID:**  
A2318310

**\$9**



 **DAVID KADUN**

 LPT Realty  
 1-877-366-2213

 5019 50 Street , Lloydminster , Alberta T9V0L9

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 9.00	<b>Lease Frequency</b> Monthly
<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> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

Position your business for success in the heart of downtown Lloydminster. This bright and versatile 2,200 sq. ft. lower-level commercial space offers the flexibility to accommodate a wide range of business ventures. A modern glass entrance and expansive street-facing windows create an inviting first impression while filling the reception area with natural light. Inside, you'll find four spacious rooms that can easily function as private offices, treatment rooms, meeting spaces, or client consultation areas. Thoughtfully designed built-in storage provides practical organization, while the central open-concept area offers endless possibilities for workstations, retail displays, collaborative workspaces, or customized business operations. With in-unit plumbing already installed, the space is ideally suited for salons, spas, wellness professionals, medical services, and other professional practices. Clients will appreciate the convenient street parking directly out front, while staff benefit from dedicated rear parking with easy access. Affordable Triple Net costs of just \$4.00 per square foot make this an exceptional opportunity to establish or expand your business in one of Lloydminster's most visible and accessible downtown locations. Move in, make it your own, and start growing your business today.

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