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## 5921 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
35665

**MLS ID:**  
A2319135

**\$16**



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

 5921 50 Avenue , Lloydminster , Saskatchewan S9V2A4

<b>Transaction Type</b> For Lease	<b>Lease Amount</b> 16.00	<b>Lease Frequency</b> Annually
<b>Zoning</b> Light Industrial	<b>Subdivision</b> North Industrial	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2012	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 102079111	<b>Building Area (Sq. Ft.)</b> 18256.00
<b>Building Area (Sq. M.)</b> 1696.02	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

**Reports**  
Building Plans

Position your business in a highly visible location along Highway 17 with excellent storefront exposure and easy access for clients, customers, and staff. This well-built commercial space offers approximately 18,000 square feet in the west portion of the building, thoughtfully designed with a combination of professional office space and functional shop area. The office component is finished over two levels and features beautiful offices, boardrooms, and a welcoming reception area that creates a strong first impression from the moment clients walk through the door. The layout provides a professional environment for administration, meetings, and day-to-day operations, while the large shop area offers the flexibility needed for a wide range of business uses. Whether you're expanding your current operation, relocating to a more prominent location, or looking for space that can grow with your business, this property offers the visibility, functionality, and flexibility that are difficult to find. Various size requirements may be accommodated, making this an excellent opportunity for businesses seeking a professional presence in a high-traffic Highway 17 location.

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