$2,200 - 3, 5702 50 Avenue, Lloydminster

MLS® #A2239158

$2,200

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

North Lloydminster, Lloydminster, Alberta

Nicely refreshed lease space with 1,500 SF on the main floor and a bonus mezzanine space on the second level that has storage/coffee room and 2PC bath. The main floor features front office and reception area and a warehouse/shop space at the back measuring 30' (w) x 35' (d) with a 12' x 12' overhead door off the alley. This space is very visible on HWY 17 and is a perfect size to move your new or existing business. In addition to a 2PC bath on the second floor mezzanine, there is also a 2PC bath within the shop space. The lease space has been recently refreshed on the main floor with paint and shows immaculate. Additional features include in-floor heat, A/C in the office, good parking in the front, tin lined shop interior. Very affordable space, rental rate includes base rent, building insurance, property taxes, heat, water/sewer and common area maintenance.

Built in 1987

Essential Information

MLS® #	A2239158
Price	$2,200
Bathrooms	0.00
Acres	0.00
Year Built	1987
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	3, 5702 50 Avenue
Subdivision	North Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0X6

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Construction	Wood Frame

Additional Information

Date Listed	July 11th, 2025
Days on Market	6

Listing Details

Listing Office	MUSGRAVE AGENCIES