

# \$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
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## Additional Information

Date Listed	July 11th, 2025
Days on Market	6

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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