

**Unit 1, 4720 50 Street  
Lloydminster, Saskatchewan**

**MLS # A2215066**



## \$5 per sq.ft.

**Division:** East Lloydminster

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,150 sq.ft.

**Zoning:** -

**Heating:** Floor Furnace, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Other

**Water:** -

**Sewer:** -

**Inclusions:** Onsite Parking

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Prime Mixed-Use Space for Lease &ndash; Zoned C5! Offering 2,150 sq. ft. of versatile space, this vacant unit is ready to bring your business vision to life. With generous dimensions of 43' x 50', high ceilings, and an open layout, the possibilities are endless for Fitness studio, pet care, office, or service-based businesses. Zoned C5, this space allows for a wide range of commercial uses, providing excellent flexibility for tenants. The unit includes one private bathroom and offers excellent access to ample common parking, ensuring convenience for staff and customers alike. Located in a mixed-use building with great visibility and immediate possession available&mdash;an incredible opportunity to establish or expand your business!