

**Unit 5, 4720 50 Street  
Lloydminster, Alberta**

**MLS # A2215262**



## \$5 per sq.ft.

**Division:** East Lloydminster

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,470 sq.ft.

**Zoning:** -

**Heating:** Overhead Heater(s), Natural Gas, Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Unit 5 – Versatile Shop Space for Lease – Zoned C5! Unit 5 offers an excellent opportunity with a large shop space measuring 35’ by 42’. This unit features high ceilings, a durable concrete floor, and two oversized bay doors—one 10’ x 12’ and the other 12’ x 14’—providing easy access for vehicles, equipment, and deliveries. A radiant heater ensures comfortable year-round use, and additional storage lockers offer great organizational options. Zoned C5, this space is ideal for trades, light industrial use, storage, or service-based businesses. Immediate possession available—perfect for businesses looking for functional, flexible space!