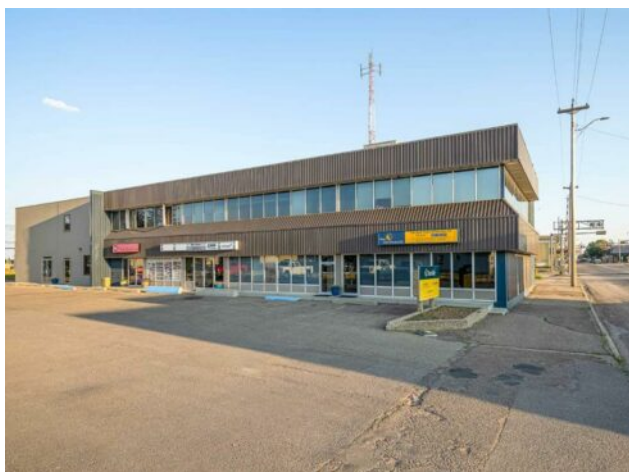


208, 5303 50 Avenue
Lloydminster, Saskatchewan

MLS # A2220088



\$450 per month

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	998 sq.ft.
Zoning:	-

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Immaculate 2nd level office space of 998 sq. ft. containing a large welcoming reception area with room for seating, 3 large offices or two offices and a board room. This unit has a full private kitchen including appliances and a full bathroom with updated tiled shower. This very affordable space is perfect for a small office business, law firm, accountant or bookkeeper or esthetics/massage/nails etc. Laminate flooring throughout for easy cleanup. This building offers excellent exposure along highway 17, plenty of parking for staff and clients and quick access to all major routes throughout the city. Tenant to pay utilities and CC at 5.08 per sq. ft. plus GST. CC includes water, common area maintenance/utilities, lot maintenance, garbage, taxes and insurance.