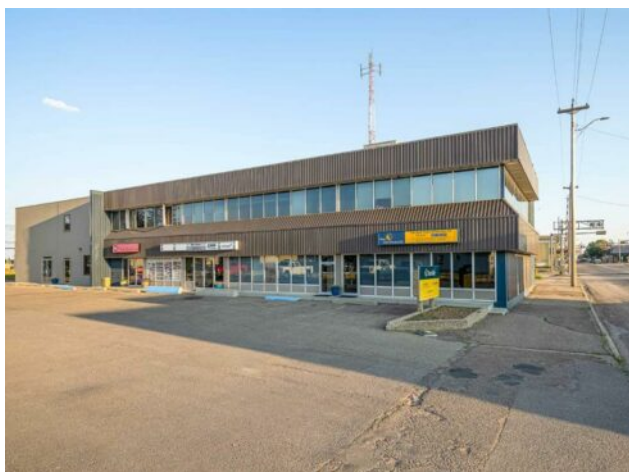


104, 5303 50 Avenue  
Lloydminster, Saskatchewan

MLS # A2220090



## \$725 per month

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,479 sq.ft.

**Zoning:** -

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Concrete

**Water:** -

**Sewer:** -

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Wide open space for you to work with as needed. This spacious open plan offers brand new flooring and freshly painted. A perfect space for a yoga studio or retail. This space can easily be rented as a whole or the smaller rear office area and access to rear parking can be closed off making the front space 725 sq. ft. This unit has a shared bathroom in the adjacent common area with one other unit. This building has been well managed and well cared for and has excellent exposure along Hwy 17, plenty of parking front and back. Tenant pays utilities and CC at \$5.08 per sq. ft. CC includes water, common area maintenance/utilities, lot maintenance, garbage, taxes and insurance.