

Unit 9, 4720 50 Street  
Lloydminster, Alberta

MLS # A2232557



## \$5 per sq.ft.

**Division:** East Lloydminster

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,625 sq.ft.

**Zoning:** -

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

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Warehouse Bay with Raised Loading Dock & 1,625 SQ.FT. Now available for lease: a clean and functional 1,625 square foot warehouse bay (65' x 25') featuring a raised loading dock door, ideal for efficient loading and unloading of large equipment or inventory. This unit includes a half bathroom and offers excellent potential for cold storage, woodworking, or general equipment and inventory storage. The space is well-suited for businesses in need of additional storage or operational space. Electric heat can be installed based on tenant requirements. With clear dimensions and easy access, this bay provides a practical solution for a wide range of commercial uses. Contact for further details or to arrange a viewing.