

3, 5702 50 Avenue  
Lloydminster, Alberta

MLS # A2239158



**\$2,200 per month**

**Division:** North Lloydminster

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,500 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Nicely refreshed lease space with 1,500 SF on the main floor and a bonus mezzanine space on the second level that has storage/coffee room and 2PC bath. The main floor features front office and reception area and a warehouse/shop space at the back measuring 30' (w) x 35' (d) with a 12' x 12' overhead door off the alley. This space is very visible on HWY 17 and is a perfect size to move your new or existing business. In addition to a 2PC bath on the second floor mezzanine, there is also a 2PC bath within the shop space. The lease space has been recently refreshed on the main floor with paint and shows immaculate. Additional features include in-floor heat, A/C in the office, good parking in the front, tin lined shop interior. Very affordable space, rental rate includes base rent, building insurance, property taxes, heat, water/sewer and common area maintenance.