

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

Floors: -

Roof: -

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.