4921/4925 50 Street
Lloydminster, Saskatchewan

MLS # A2274881

$11 per sq.ft.

Division:	Central Business District
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	3,008 sq.ft.
Zoning:	C1

Heating:	Floor Furnace, Forced Air, Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	Flat	**Utilities:**	-
Exterior:	Brick, Concrete	**Parking:**	-
Water:	-	**Lot Size:**	0.06 Acre
Sewer:	-	**Lot Feat:**	-
Inclusions:	Reception Desk		

Discover a turnkey opportunity in the heart of downtown Lloydminster. This well-designed commercial building is currently outfitted for spa and wellness services, offering a functional layout that supports a wide range of business operations. The main level features a spacious reception/waiting area that creates an inviting first impression for clients. Each treatment room is equipped with its own sink, providing privacy, efficiency, and seamless workflow for estheticians, massage therapists, medical aesthetics, or professional service providers. Upstairs, you’ll find a dedicated staff area as well as laundry hookups, making day-to-day operations smooth and convenient. With its central location, this building is ready to support your growing business or an investor seeking a highly versatile commercial asset. Highlights: Located in the heart of downtown Lloydminster. Turnkey layout designed for spa & wellness services. Multiple treatment rooms — each with its own sink. Large reception area ideal for client intake and retail displays. Upper-level staff space + laundry hookups. Zoned: C1. Suitable for spa, salon, medical aesthetics, professional offices, wellness services, and more. A rare opportunity to secure a thoughtfully built-out commercial space in a high-traffic downtown location. Property is also listed for sale see MLS A2274732.