# $725 - 104, 5303 50 Avenue, Lloydminster

MLS® #A2220090

## $725

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Lloydminster, Saskatchewan



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.



Built in 1978

## Essential Information

| | |
|---|---|
| MLS® # | A2220090 |
| Price | $725 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |



## Community Information

| | |
|---|---|
| Address | 104, 5303 50 Avenue |

| | |
|---|---|
| Subdivision | NONE |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V 0P9 |

## Interior

| | |
|---|---|
| Heating | Natural Gas |

## Exterior

| | |
|---|---|
| Construction | Concrete |

## Additional Information

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| Date Listed | May 11th, 2025 |
| Days on Market | 96 |

## Listing Details

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|---|---|
| Listing Office | MUSGRAVE AGENCIES |