

\$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
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Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0P9

Interior

Heating	Natural Gas
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Exterior

Construction	Concrete
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Additional Information

Date Listed	May 11th, 2025
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Days on Market	96
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Listing Details

Listing Office	MUSGRAVE AGENCIES
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