# \$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.



#### **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**

Date Listed May 11th, 2025

Days on Market 39

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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