



## 5019 50 Street Lloydminster, Alberta

MLS # A2248663



## \$11 per sq.ft.

Division:	West Lloydminster	
Type:	Retail	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	2,220 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	-
	Lot Feat:	-

Inclusions: Sign Frame

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:

Bright, Versatile Storefront in the Heart of Downtown Lloydminster Discover 2,200 sq ft of adaptable space designed to fit your business vision. Located in a prime downtown spot, this lower-level unit welcomes clients with a modern glass-front entry and sunlit reception area, thanks to expansive street-facing windows. Inside, you'll find four flexible rooms—ideal for private offices, treatment spaces, or consultation suites—plus plenty of built-in storage to keep things organized. The open central area offers endless possibilities: create multiple workstations, host group sessions, or showcase your products in style. With in-unit plumbing, the space is ready-made for a salon, spa, medical clinic, or other professional services. Customers will love the easy access with front street parking, while your team benefits from dedicated parking at the rear. At just \$4/sq ft in Triple NETs, this is your chance to secure a high-visibility, turnkey location and bring your business plans to life.