

**Unit A, 2602 50 Avenue  
Lloydminster, Alberta**

**MLS # A2206574**



**\$17 per sq.ft.**

**Division:** Steele Heights

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,600 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Alarm System Owned, Interior space, communication network, Onsite Parking, Information Package

1600 square feet of professional space that is very easily modified to work well for a doctors clinic or a dental office.. There is the potential to have 6 treatment/exam rooms (each having water available in the rooms) as well as potential for a reception/ waiting area at. There is an abundance of parking available for prospective tenants and great visibility and access from Hwy 17 south close to auto row This space is also very easily occupied by a multitude of other professional uses- the renovations are move in ready, so potential tenants will have very little upfront cost of developing their space if they utilize the current layout. With elimination of a few existing walls near the vestibule entry to the space you would be able to create a reception/waiting area.