



**GRASSROOTS**  
REALTY GROUP

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**Unit 3, 4720 50 Street  
Lloydminster, Alberta**

**MLS # A2215258**



**\$5 per sq.ft.**

**Division:** East Lloydminster

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,965 sq.ft.

**Zoning:** -

**Heating:** Floor Furnace, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Other

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Unit 3 – Expansive Office Space for Lease – Zoned C5! Spanning over 3,900 sq. ft., Unit 3 offers a versatile and spacious layout ideal for a growing business. This unit features multiple private offices, large open rooms perfect for collaborative workspaces or training areas, three bathrooms, and several storage rooms to keep your operations organized. Zoned C5, it accommodates a wide range of commercial uses. Ample common parking ensures easy access for staff and clients alike. Immediate possession available—an excellent opportunity to secure a professional, adaptable space for your business!