3, 5702 50 Avenue
Lloydminster, Alberta

MLS # A2239158

$2,200 per month

Division:	North Lloydminster
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,500 sq.ft.
Zoning:	-

Heating:	Forced Air, Natural Gas	**Addl. Cost:**	-	
Floors:	-	**Based on Year:**	-	
Roof:	-	**Utilities:**	-	
Exterior:	Wood Frame	**Parking:**	-	
Water:	-	**Lot Size:**	-	
Sewer:	-	**Lot Feat:**	-	
Inclusions:	N/A			

Nicely refreshed lease space with 1,500 SF on the main floor and a bonus mezzanine space on the second level that has storage/coffee room and 2PC bath. The main floor features front office and reception area and a warehouse/shop space at the back measuring 30' (w) x 35' (d) with a 12' x 12' overhead door off the alley. This space is very visible on HWY 17 and is a perfect size to move your new or existing business. In addition to a 2PC bath on the second floor mezzanine, there is also a 2PC bath within the shop space. The lease space has been recently refreshed on the main floor with paint and shows immaculate. Additional features include in-floor heat, A/C in the office, good parking in the front, tin lined shop interior. Very affordable space, rental rate includes base rent, building insurance, property taxes, heat, water/sewer and common area maintenance.