

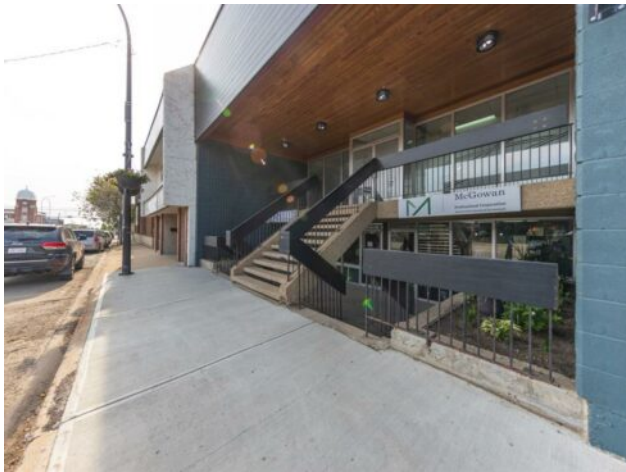


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Sign Frame

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.