



GRASSROOTS
REALTY GROUP

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**Unit 9 & 10, 4720 50 Street
Lloydminster, Saskatchewan**

MLS # A2256101



\$5 per sq.ft.

Division: East Lloydminster

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,706 sq.ft.

Zoning: -

Heating: Floor Furnace, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Live/Work Commercial Lease – 2,706 sq. ft. This property truly offers the best of both worlds: a business/residential transition space that lets you both live and work in one convenient location. The unit contains a full private dwelling with a bedroom, bathroom, living area, and kitchen, alongside a dedicated commercial workshop. The workshop is a wide-open concrete bay with a loading dock, ideal for assembly, light manufacturing, artisan workshops, or creative studios. With this place, you’ll have the flexibility to align your workspace and living space in a way that suits your lifestyle. • Total Size: 2,706 sq. ft. • Base Rent: \$5.95/sq. ft. • Common Costs: \$2.25/sq. ft. • Zoning: Creative Industrial Design – up to 60% workspace and 40% living space A rare opportunity to lease a versatile live/work unit that combines practical business functionality with comfortable private living.