



**GRASSROOTS**  
REALTY GROUP

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

101, 4802 50 Avenue  
Lloydminster, Alberta

MLS # A2269476



**\$2,500 per month**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,423 sq.ft.

**Zoning:** -

**Heating:** Floor Furnace, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Opportunity presents with an all-inclusive, highway frontage Downtown Lloydminster lease space. A fully accessible and secure main floor location accessed via a shared foyer. Professional, long-term anchor owners occupy the second floor and they are seeking a complementary business to join them on a three-year lease term. Budgeting for expenses is made easy for your business with the rental rate being inclusive of utilities, tax, insurance and snow removal. The space is bright and clean with a large front retail or gathering space and to the rear four nice sized private offices, a staff room and handicap accessible washroom. The owners are prepared to extend walls or glass to fully enclose the ceiling of the leasable space, all depending on a tenants requirements. There is a charming, hand painted, community minded mural that can also stay, or go. Exterior business signage is available on the projecting corner sign, increasing visibility for your business. Showings are permitted during regular business hours. Please do not attend the space without a confirmed appointment. The space is available for an IMMEDIATE OCCUPANCY. Make your move!