



**GRASSROOTS**  
REALTY GROUP

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5019 50 Street  
Lloydminster, Alberta

MLS # A2273837



**\$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, adaptable, and right in the middle of downtown Lloydminster — this 2,200 sq ft lower-level space is built to support almost any business idea. The modern glass entry and large street-facing windows create a welcoming reception area with plenty of natural light. Inside, you’ll find four flexible rooms that can work as private offices, treatment rooms, or consultation spaces, along with ample built-in storage to keep things running smoothly. The open central area offers room to customize your setup, whether you need multiple workstations, a product display zone, or a collaborative work area. With in-unit plumbing already in place, the layout suits salons, spas, medical services, and a wide range of professional businesses. Clients will appreciate convenient front street parking, and your team will have dedicated rear parking for easy access. Triple NETs are just \$4/sq ft, making this a high-visibility, ready-to-go location for anyone looking to plant their business in a prime spot downtown.