



**GRASSROOTS**  
REALTY GROUP

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**West 3rd Floor, 4815 50 Street  
Lloydminster, Saskatchewan**

**MLS # A2102306**



**\$9 per sq.ft.**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Saskatchewan Provincial Building

**Bus. Name:** -

**Size:** 4,115 sq.ft.

**Zoning:** C1

**Heating:** Hot Water

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Alarm System Owned, Communication Network, Onsite Parking, Wheelchair Access, Security Access, Information Package

Professional office space available downtown Lloydminster. Building floorplans are largely flexible for Tenant improvements and floorplans have potential to demise space as needed. Common costs cover utilities, common area janitorial, snow removal, garbage, building insurance, taxes, and landscaping maintenance. View the 3D tours for all the different spaces available