



**GRASSROOTS**  
REALTY GROUP

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

5012 50 Avenue  
Lloydminster, Alberta

MLS # A2125749



**\$6 per sq.ft.**

**Division:** West Lloydminster City

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,509 sq.ft.

**Zoning:** C1

**Heating:** See Remarks

**Floors:** -

**Roof:** -

**Exterior:** Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Exceptional location to move your office or retail business. There is a total of 4509 square feet available in this downtown location with 2889 square feet on the main floor and 1620 square feet in the basement level. This lease space is unique in that it offers an open staircase area in to the basement which would create an unique opportunity to develop your retail space in to two separate levels. This lease space comes with ample parking on street with two dedicated parking stalls in the rear alley. Very affordable location with great potential!