

# \$725 - 104, 5303 50 Avenue, Lloydminster

MLS® #A2220090

**\$725**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Lloydminster, Saskatchewan

Wide open space for you to work with as needed. This spacious open plan offers brand new flooring and freshly painted. A perfect space for a yoga studio or retail. This space can easily be rented as a whole or the smaller rear office area and access to rear parking can be closed off making the front space 725 sq. ft.

This unit has a shared bathroom in the adjacent common area with one other unit. This building has been well managed and well cared for and has excellent exposure along Hwy 17, plenty of parking front and back. Tenant pays utilities and CC at \$5.08 per sq. ft. CC includes water, common area maintenance/utilities, lot maintenance, garbage, taxes and insurance.

Built in 1978

## Essential Information

MLS® #	A2220090
Price	\$725
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	104, 5303 50 Avenue
---------	---------------------



Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0P9

### **Interior**

Heating	Natural Gas
---------	-------------

### **Exterior**

Construction	Concrete
--------------	----------

### **Additional Information**

Date Listed	May 11th, 2025
-------------	----------------

Days on Market	9
----------------	---

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.