

# \$2,100 - Bay B, 5702 50 Avenue, Lloydminster

MLS® #A2089159

**\$2,100**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North Lloydminster, Lloydminster, Alberta

Owner will be updating this unit and will reno to suit! Excellent location! This 1,500 sq. ft. unit is right adjacent to Highway 17 so youâ€™ve got excellent visibility for your business. This property is set up with offices and 2 washrooms. Thereâ€™s a 12â€™ x 12â€™ overhead door into the shop. As a bonus it also has an upper mezzanine. Thereâ€™s ample parking as well. So if you need a high traffic location to give your business great exposure then this is it! Lease rate of \$2,100 @ month (+GST) tenant pays for power, internet and phone. Landlord pays heat, water, snow, taxes and general building insurance.

Built in 1987

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2089159   |
| Price      | \$2,100    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1987       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Bay B, 5702 50 Avenue |
| Subdivision | North Lloydminster    |



|             |              |
|-------------|--------------|
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Alberta      |
| Postal Code | T9V 0X6      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2023 |
| Days on Market | 562                |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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