

# \$2,500 - 101, 4802 50 Avenue, Lloydminster

MLS® #A2269476

**\$2,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

Opportunity presents with an all-inclusive, highway frontage Downtown Lloydminster lease space. A fully accessible and secure main floor location accessed via a shared foyer. Professional, long-term anchor owners occupy the second floor and they are seeking a complementary business to join them on a three-year lease term. Budgeting for expenses is made easy for your business with the rental rate being inclusive of utilities, tax, insurance and snow removal. The space is bright and clean with a large front retail or gathering space and to the rear four nice sized private offices, a staff room and handicap accessible washroom. The owners are prepared to extend walls or glass to fully enclose the ceiling of the leasable space, all depending on a tenants requirements. There is a charming, hand painted, community minded mural that can also stay, or go. Exterior business signage is available on the projecting corner sign, increasing visibility for your business. Showings are permitted only during regular business hours, plenty of notice is requested for the existing tenants scheduling. Please do not attend the business to view the space without a confirmed appointment. The space is available for new occupancy as of December 2025. Make your move!

Built in 1964



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2269476   |
| Price      | \$2,500    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1964       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 101, 4802 50 Avenue       |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 0W5                   |

## Interior

|         |                            |
|---------|----------------------------|
| Heating | Natural Gas, Floor Furnace |
| Cooling | Central Air                |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 12                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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