

# \$950 - 206, 5009 48 Street, Lloydminster

MLS® #A2246396

**\$950**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.22 Acres

Central Business District, Lloydminster,  
Alberta

**No Hidden FEES, AND RENT INCENTIVES!!!**

Check out these office spaces with a fantastic downtown location in a very quiet, professional building. ALL utilities included several sizes and layouts to choose from. Not only is the **FIRST MONTH FREE**, but the second and third months are **50% OFF** if the tenant is willing to sign a 2-year lease. Contact the listing realtor for more details. This is an incredible opportunity you don't **WANT TO MISS !!** virtual tour available.

Built in 1967

## Essential Information

MLS® #	A2246396
Price	\$950
Bathrooms	0.00
Acres	0.22
Year Built	1967
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	206, 5009 48 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta



Postal Code           T9V 0H7

**Amenities**

Parking Spaces       2

**Interior**

Heating               Geothermal

Cooling               Central Air

**Exterior**

Construction         Concrete, Wood Frame

**Additional Information**

Date Listed           August 6th, 2025

Days on Market       1

Zoning                C1

**Listing Details**

Listing Office         CENTURY 21 DRIVE

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.