

\$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
-------------	--------------------

Listing Details

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

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.