

# FOR LEASE

**3,850 SF**

Retail/Office Space



**3752 50 AVENUE, UNIT #103**

Lloydminster, AB

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1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$15.50/SF ANNUALLY**

## Property Features

- Gorgeous Retail or Office space!
- Featuring a large open area perfect for workstations or your retail displays
- Huge windows glazing which floods natural light into the lease space.
- Leasehold improvements feature a front vestibule, file/storage rooms, copier room, 2 offices, men & ladies washroom, boardroom, kitchen and a large open area.
- Space is move in ready.

## Property Overview

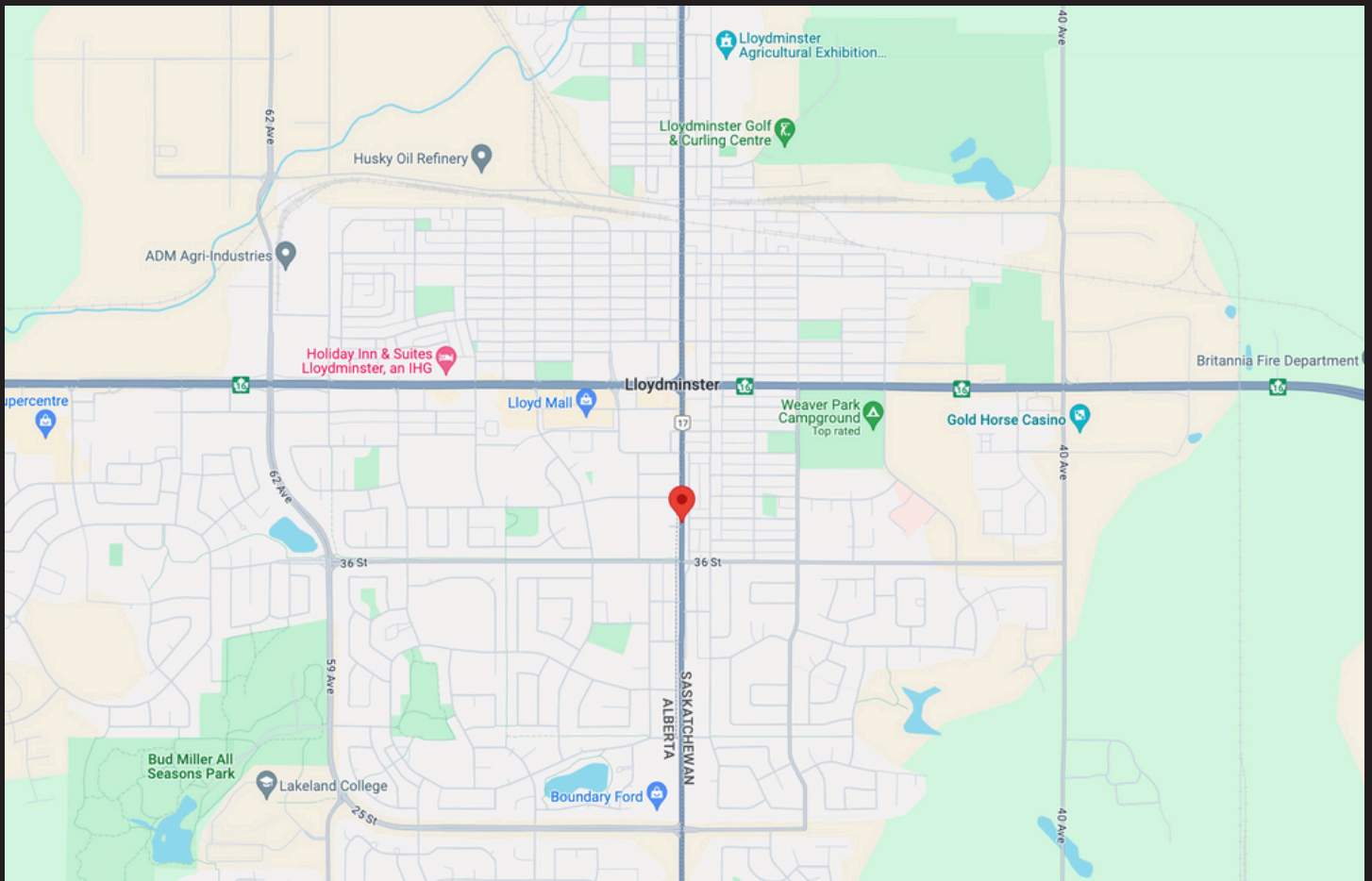
- Legal Description: Plan 1125017, Block 12, Lot 4
- Year Built: 2013
- Zoning: C1, Central Commercial District
- Lease Space SF: 3850 SF
- Power: Single Phase
- Heating: Floor Model Furnace, Natural Gas
- Lease Type: Annually
- Renewal Option: Yes
- Occupancy Costs: 6.10/SF
- Occupancy Costs Include: Insurance, Maintenance, Property Tax, Site Maintenance
- MLS #: A2180111



# PROPERTY PHOTOS



# LOCATION MAP



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