FOR LEASE

16,564 SF Executive Office Space

ROYAL LEPAGE® COMMERCIAL



4901-4911 50 STREET Lloydminster, SK

Lane Columbine, REALTOR[®] 780.808.0620 | lane@musgraveagencies.com

Royal LePage[®] Musgrave Agencies 1202 50th Avenue, Lloydminster, AB Independently Owned & Operated

PROPERTY OVERVIEW

\$10.00/SF, Annually Property Features

- 16,564 SF Executive office space for lease
- Second floor location of what used to be the Synergy Credit Union Building
- Move-in ready for occupancy starting April 25, 2024
- Lots of on-site and off-site parking available and elevator access
- This space consists of multiple offices, meeting rooms, open cubicle areas, staff room, storage and washrooms

Property Overview

- Legal Description: Plan 68B02204, Block 3, Lot C, D, E, F
- **Year Built**: 1970
- **Zoning:** C1, Central Commercial District
- Lease Space SF: 16,564 SF
- **Power**: Three Phase
- Heating: Floor Model Furnace, Natural Gas
- Lease Type: Net
- Renewal Option: Yes
- Occupancy Costs: \$7.00 / SF
- Occupancy Costs Include: Garbage/Waste Removal, Insurance, Maintenance, Property Tax
- MLS #: A2104402

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PROPERTY PHOTOS













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PROPERTY PHOTOS



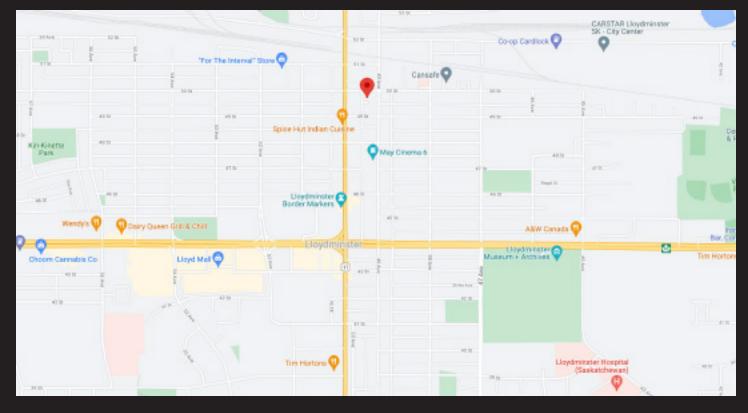








LOCATION MAP



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