$6 - Unit 9 & 10, 4720 50 Street, Lloydminster

MLS® #A2256101

$6
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

East Lloydminster, Lloydminster, Saskatchewan

Live/Work Commercial Lease â€“ 2,706 sq. ft.

This property truly offers the best of both worlds: a business/residential transition space that lets you both live and work in one convenient location. The unit contains a full private dwelling with a bedroom, bathroom, living area, and kitchen, alongside a dedicated commercial workshop.

The workshop is a wide-open concrete bay with a loading dock, ideal for assembly, light manufacturing, artisan workshops, or creative studios. With this place, youâ€™ll have the flexibility to align your workspace and living space in a way that suits your lifestyle.

â€¢ Total Size: 2,706 sq. ft.
â€¢ Base Rent: $5.95/sq. ft.
â€¢ Common Costs: $2.25/sq. ft.
â€¢ Zoning: Creative Industrial Design â€“ up to 60% workspace and 40% living space

A rare opportunity to lease a versatile live/work unit that combines practical business functionality with comfortable private living.

Built in 1967

Essential Information

MLS® #	A2256101

Price	$6
Bathrooms	0.00
Acres	0.00
Year Built	1967
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	Unit 9 & 10, 4720 50 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0M7

Interior

Heating	Natural Gas, Floor Furnace

Additional Information

Date Listed	September 10th, 2025
Days on Market	6

Listing Details

Listing Office	MUSGRAVE AGENCIES

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