

\$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
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Additional Information

Date Listed	September 10th, 2025
Days on Market	11

Listing Details

Listing Office	MUSGRAVE AGENCIES
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