

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

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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 | 39                   |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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