



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



## Property Description

Live/Work Commercial Lease – 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, you'll have the flexibility to align your workspace and living space in a way that suits your lifestyle.

- Total Size: 2,706 sq. ft.
- Base Rent: \$5.95/sq. ft.
- Common Costs: \$2.25/sq. ft.
- Zoning: Creative Industrial Design – 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.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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