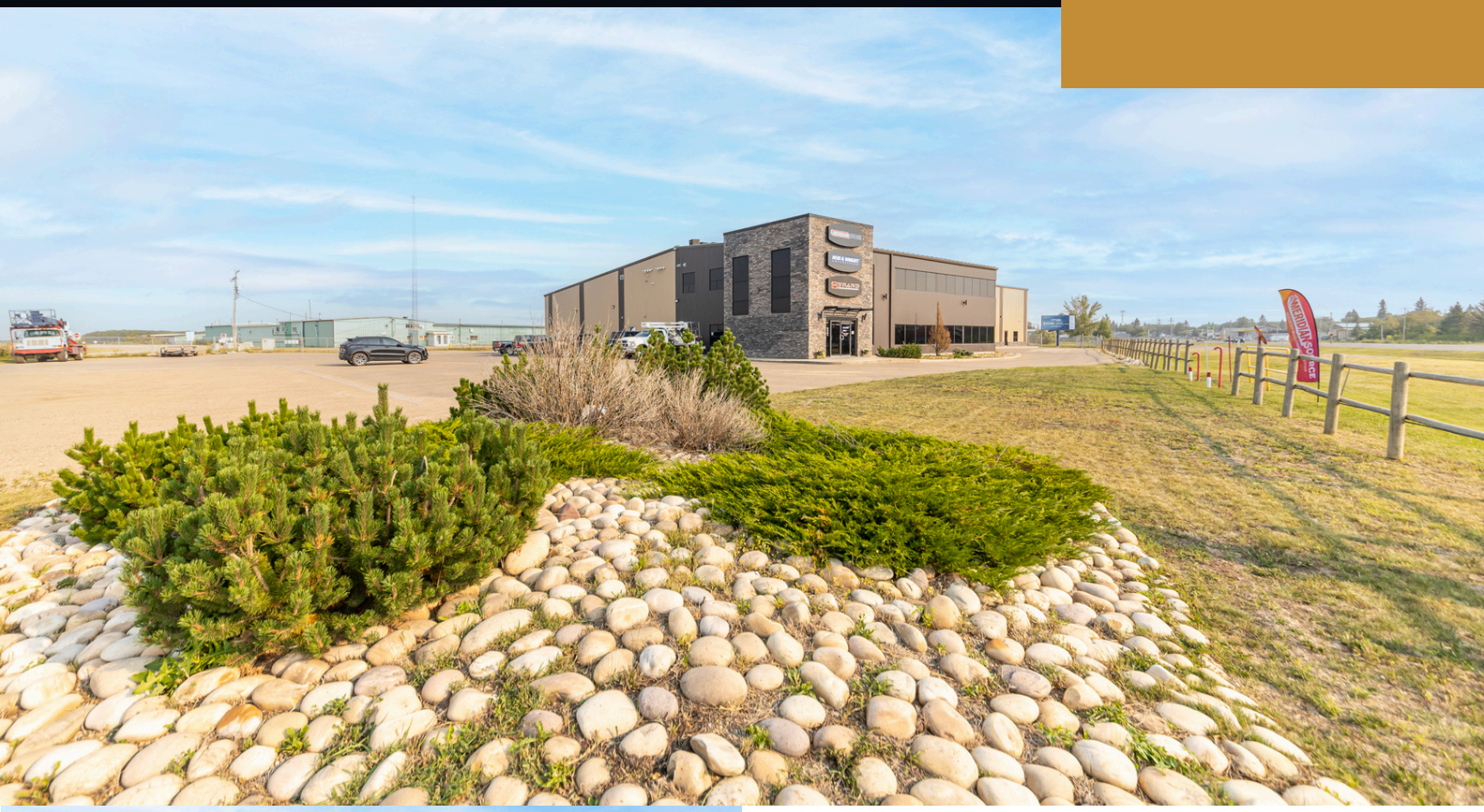
FOR LEASE

5921 50TH AVE, LLOYDMINSTER, SK

3,686 SF – 18,256 SF AVAILABLE

VIEW LISTING





Office. Shop. Warehouse.

Finished two-level office with a functional shop and large yard, with Highway 17 exposure in Lloydminster's North Industrial area.

3,686 SF –18,256 SF Available for Lease

INVESTPLUS MANAGEMENT

InvestPlus Real Estate Investment Trust
Jennifer Clark
403-200-9264
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Property Overview & Details

Located directly on Highway 17 in Lloydminster's established North Industrial area, Lloyd Centre Building 1 offers exceptional exposure, prominent storefront visibility and convenient access.

FOR LEASE

Approximately 18,256 SF of finished two-level office and functional shop space in the west portion of this 26,531 SF building, with a large yard and demising options from 3,686 SF.

BUILDING HIGHLIGHTS

- Highway 17 exposure in the North Industrial area
- Finished two-level office with reception, private offices, boardroom and staff areas
- Shop clear height up to +23′4″ (sloped
- ceiling)
- 16′ x 16′ drive-in overhead doors
- 3-phase power
- Large yard for fleet, equipment and outdoor storage
- Flexible demising options from 3,686 SF
- Ample on-site parking

Location	North Industrial Area, Lloydminster, SK
Legal Description	Plan 102079111; Block 11; Lot 1
Zoning	Light Industrial
Building Area	26,531 SF
Rentable Area	3,686 SF – 18,256 SF
Lease Rate	$16.00 PSF
Additional Rent	$3.07 PSF (operating costs)
Year Built	2012
Ceiling Height(s)	Up to +23′4″ Clear (sloped)
Power	3-phase
Loading Door(s)	16′ x 16′ Drive-in Doors
Possession	January 1, 2027

Property Overview & Leasing Options

A rare opportunity to lease well-appointed office and functional shop space with exceptional Highway 17 exposure, prominent storefront visibility and a large yard in Lloydminster's North Industrial area.

AVAILABLE FOR LEASE

Flexible leasing options ranging from 3,686 to 18,256 SF in the west portion of this 26,531 SF building.

Built in 2012, the property combines a finished two-level office (reception, private offices, boardroom and staff areas) with shop space offering clear heights up to +23′4″, 16′ x 16′ drive-in overhead doors, 3-phase power and ample on-site parking.



OPTION	AREA	MAIN LEVEL SF	MEZZANINE SF	TOTAL SF
Option 1	**Entire building**	**12,165**	**6,091**	**18,256**
Option 2	**Space A**	**3,686**	**N/A**	**3,686**
Option 3	**Space B**	**7,616**	**2,782**	**10,398**
Option 4	**Space C**	**863**	**3,309**	**4,172**

Interior & Exterior Views – Office, Shop & Warehouse Space



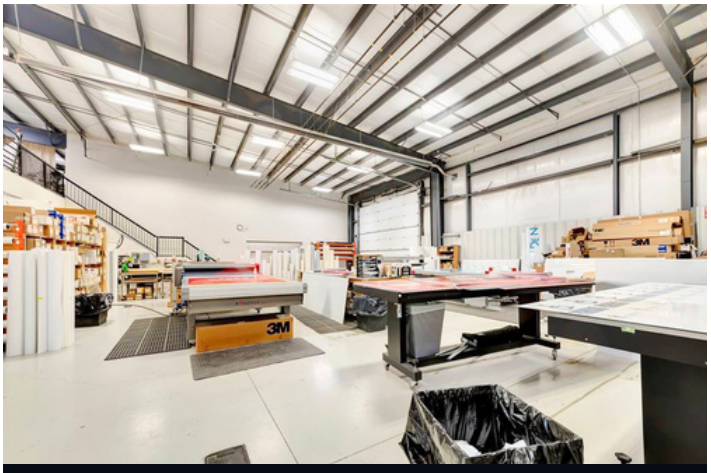
Boardroom



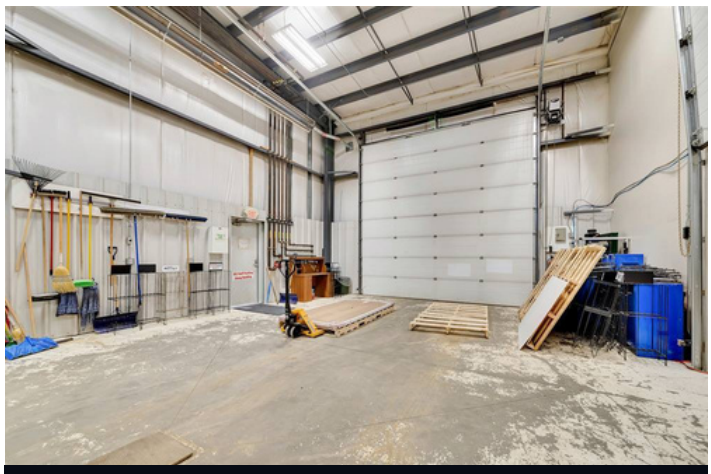
Private Offices



Staff Lounge



Shop Area



Grade Loading



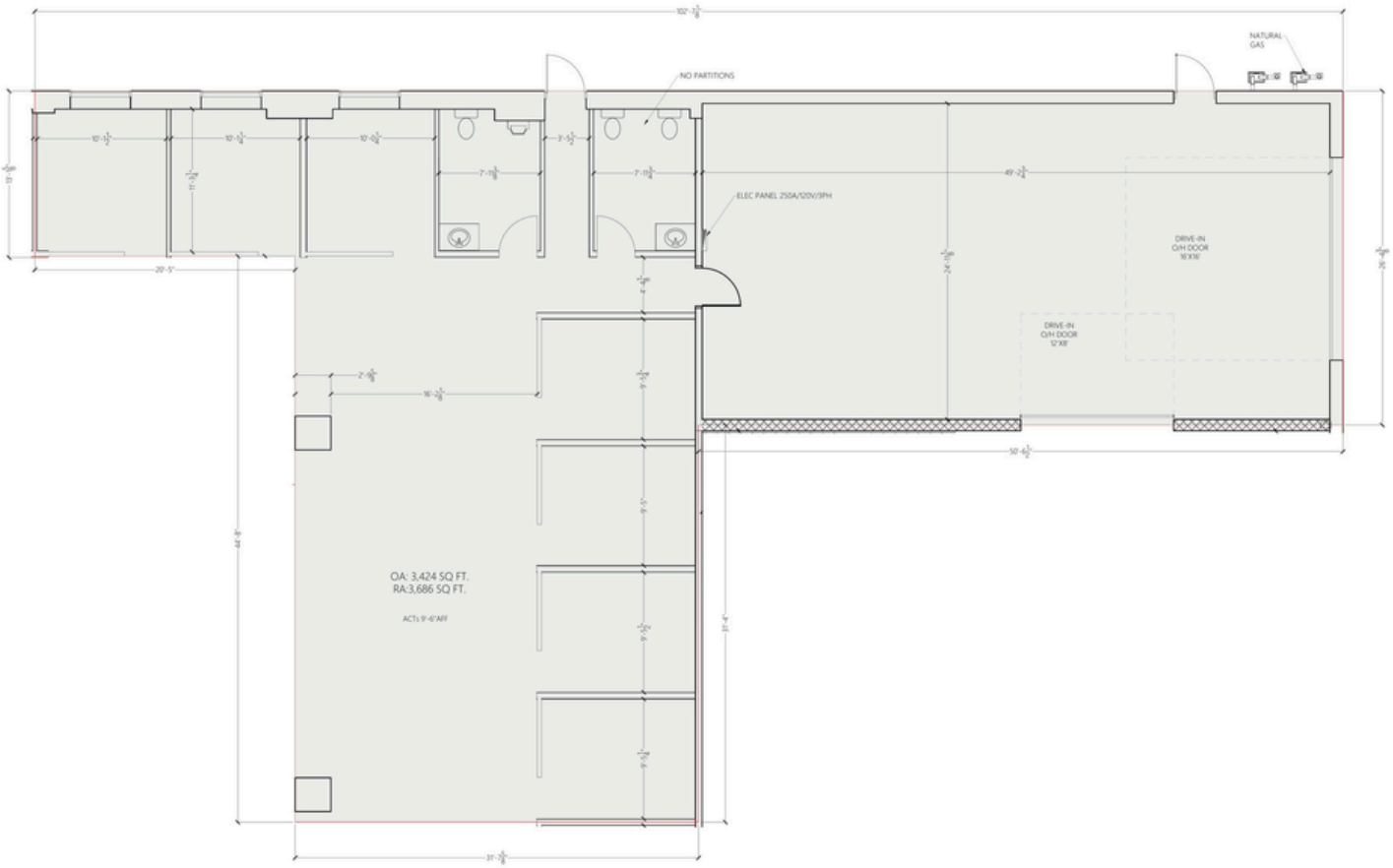
Warehouse / Loading

Floor Plan — Space A / Main Level

5921 50 Avenue | 5

Features: private offices, washrooms, open shop area with two drive-in overhead doors (16′ x 16′ and 12′ x 8′), 250A / 3-phase electrical panel, natural gas service.

Space A – Main Level | 3,686 SQ FT



3,686 SF
TOTAL RENTABLE AREA

3,686 SF
MAIN LEVEL

Drive-in Doors
16′X 16′ & 12′X 8′

$16.00 PSF
BASE RENT + $3.07 PSF

INVESTPLUS MANAGEMENT

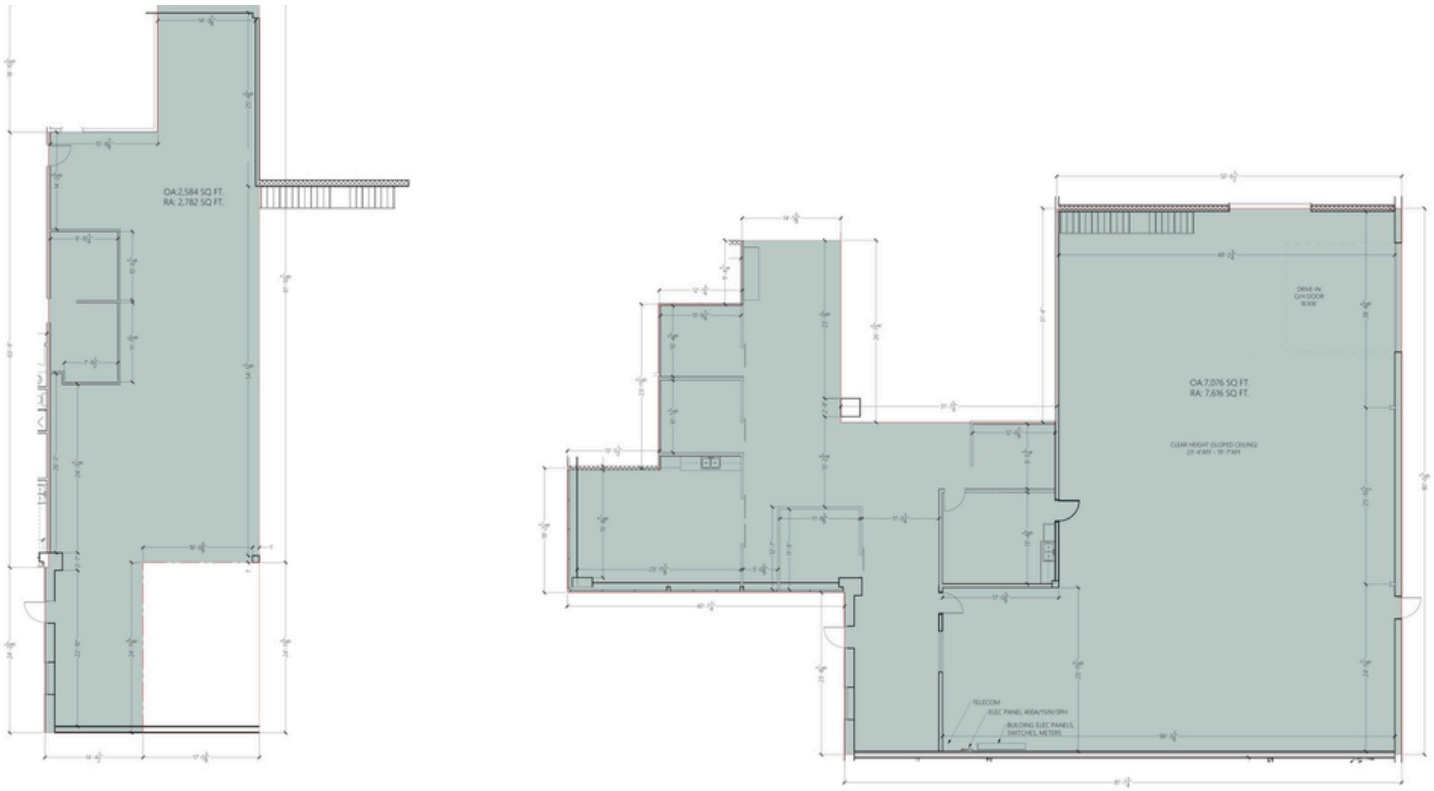
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Floor Plan —
Space B / Main Level & Mezzanine

5921 50 Avenue | 6

Features: private offices and kitchenette, shop with sloped-ceiling clear height of 23′4″ to 19′7″, 16′ x 16′ drive-in overhead door, 400A / 3-phase electrical panel, mezzanine level.

Space B – Main Level & Mezzanine — 10,398 SQ FT



10,398 SF
TOTAL RENTABLE AREA

7,616 SF
MAIN LEVEL

2,782 SF
MEZZANINE

$16.00 PSF
BASE RENT + $3.07 PSF

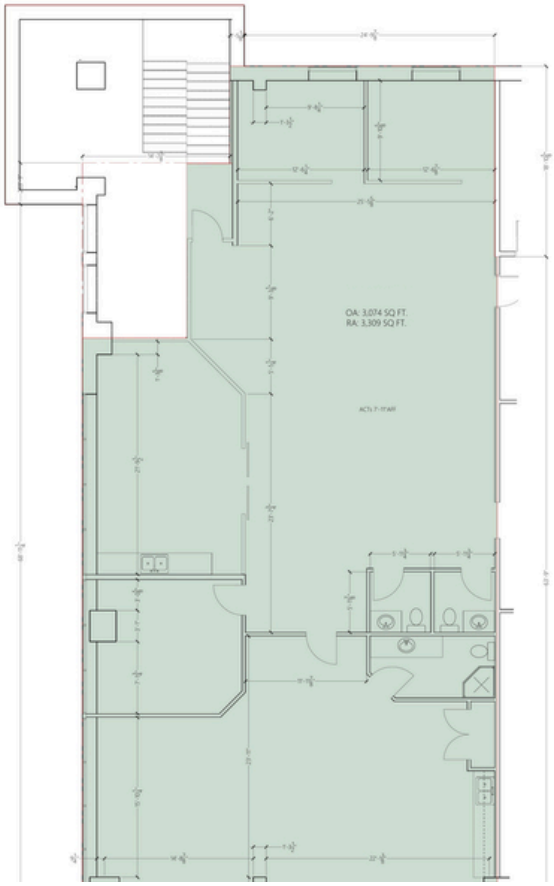
INVESTPLUS MANAGEMENT

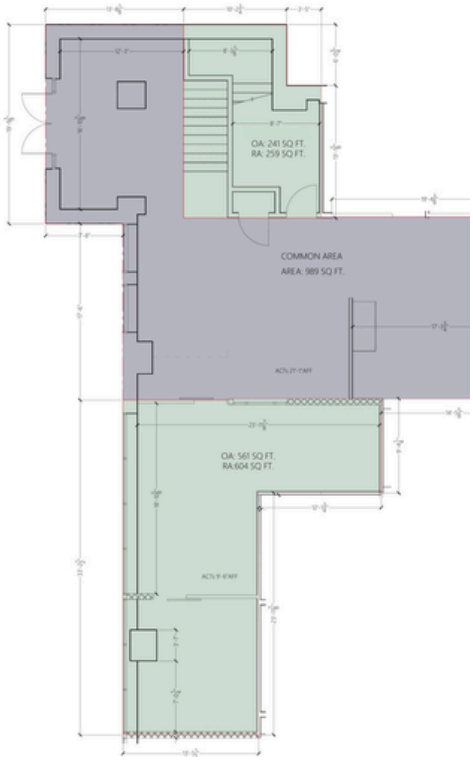
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Floor Plan — Space C / Main Level & Mezzanine

Features: finished second-level office with private offices, kitchenette and washrooms; main-level entry, stair and office area. Rentable area includes a proportionate share of the common area.

Space C – Main Level & Mezzanine 4,172 SQ FT





4,172 SF
TOTAL RENTABLE AREA

863 SF
MAIN LEVEL

3,309 SF
MEZZANINE

$16.00 PSF
BASE RENT + $3.07 PSF

INVESTPLUS MANAGEMENT

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Why Lloydminster Works –



MARKET GROWTH & POPULATION

- Lloydminster had a 2021 Census population **of 31,582:** 19,739 in Alberta and 11,843 in Saskatchewan.
- The Lloydminster census agglomeration had **36,508 residents** (Statistics Canada, 2021).
- Labour force of 26,979 within 10 km of the site.
- Median household income of $96,417 within 10 km.

REGIONAL ACCESS

- Edmonton: approximately 253 km, about a 3-hour drive.
- Saskatoon: approximately 281 km, about a 3.5-hour drive.
- Calgary: approximately 514 km. Regina: approximately 538 km.
- Serve customers in Alberta and Saskatchewan from one location.

LOCATION ADVANTAGE

- Highway 17 (50 Avenue) runs north–south through the city along the Alberta–Saskatchewan border.
- Located in Lloydminster's established north-end industrial and commercial corridor.
- Strong drive-by visibility with easy access for customers, staff and commercial vehicles.
- A short drive to the Yellowhead Highway (Highway 16) for east–west travel.