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5720 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Lloydminster, Alberta



Listing ID:
26711


MLS ID:
A2167750

\$4,200



 **LOUIS DE KOCK**
 (780) 808-2700

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 5720 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type

For Lease

Days On Market

282

Lease Amount

4200.00

Lease Frequency

Monthly

Zoning

C2

Subdivision

West Lloydminster

Year Built

1979

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

4800.00

Building Area (Sq. M.)

445.93

Heating

Floor Furnace, Forced Air, Natural Gas

Commercial Amenities

Paved Yard

Access to Property

Back Alley Access, Front and Rear Drive access, Direct Access, Major Shopping Nearby, On Major Traffic Route, Paved Road

Inclusions

N/A

Restrictions

Landlord Approval

Reports

None

This is 2nd floor space with HWY 16 exposure, lots of parking (recently repaved) and is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This space is approximately 4600 square feet and operated as a dance studio for many years, it features 3 large studios with hardwood floors with padded underlay (easy on the body), change rooms, office space, lounge area, storage room, south facing windows, washroom facilities, a shared common area and plenty of customer parking in front of the building. This could be your next office space, medical facility, exercise center, or bring your own ideas. There is also back-alley access for additional parking and deliveries. The lease cost is \$4,200.00 per month for the complete top floor, and includes all utilities. Owner will consider leasing smaller portions. The bottom floor is occupied with a retail business and office spaces. Call to view this prime commercial space with highway 16 visibility.

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