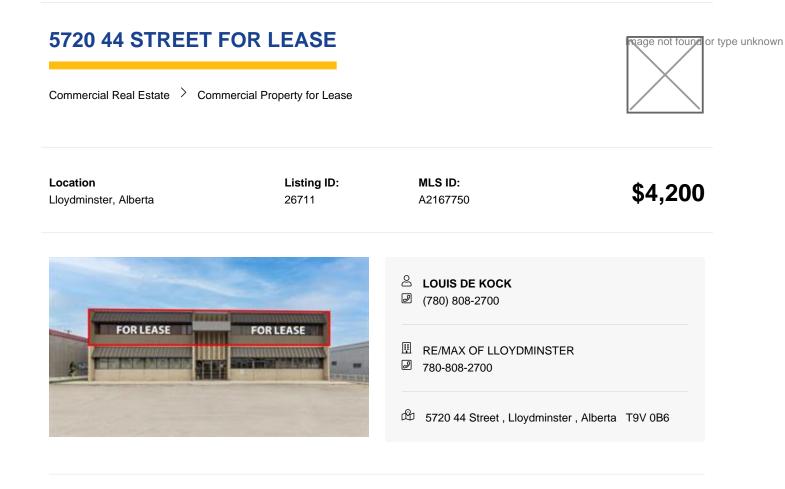


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1979

Property Sub Type Business

Heating Floor Furnace, Forced Air, Natural Gas Commercial Amenities Paved Yard

Inclusions N/A Restrictions Landlord Approval

**Days On Market** 

Structure Type

Low Rise (2-4 stories)

Building Area (Sq. Ft.)

282

C2

Zoning

4800.00

Lease Amount 4200.00

Subdivision West Lloydminster

Property Type Commercial

Building Area (Sq. M.) 445.93

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

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 addition your next al 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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