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## 1A, 5803 63 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Lloydminster, Alberta



**Listing ID:**  
26857


**MLS ID:**  
A2178307

**\$11.45**



 **DEB KENT-FLECK**  
 (780) 875-9159

 **MUSGRAVE AGENCIES**  
 780-875-9159

 1A, 5803 63 Avenue , Lloydminster , Alberta T9V 2X9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 234	<b>Lease Amount</b> 11.45
<b>Lease Frequency</b> Annually	<b>Zoning</b> I2	<b>Subdivision</b> North Industrial
<b>Building Type</b> Mixed Use	<b>Year Built</b> 2005	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0524046
<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90	<b>Lot Size (Sq. Ft.)</b> 36344
<b>Lot Size (Acres)</b> 0.83	<b>Parking</b> 10	<b>Construction Type</b> Metal Siding ,Stucco,Wood Frame
<b>Electric</b> Three Phase	<b>Cooling</b> Central Air	<b>Heating</b> Baseboard,Geothermal
<b>Access to Property</b> Direct Access,On Major Traffic Route	<b>Inclusions</b> n/a	<b>Restrictions</b> Landlord Approval
<b>Reports</b> None		

Nicely finished office space on a busy traffic corridor and visible to 62 Avenue. 1000 sq. ft. with one washroom, 5 offices or 4 offices and a board room. Plenty of on site paved parking. One of the owners is a licensed realtor in the province of Alberta

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