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101B, 3644 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
27134

MLS ID:
A2184100

\$14.95



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

 **MUSGRAVE AGENCIES**
 780-875-9159

 101B, 3644 51 Avenue , Lloydminster , Alberta T9V 2C3

Transaction Type

For Lease

Days On Market

140

Lease Amount

14.95

Lease Frequency

Annually

Zoning

C1

Subdivision

Southridge

Building Type

Commercial Mix,Mixed Use,Retail

Year Built

2012

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1125017

Building Area (Sq. Ft.)

1216.00

Building Area (Sq. M.)

112.97

Construction Type

Vinyl Siding,Wood Frame

Electric

Single Phase

Heating

Natural Gas

Commercial Amenities

Storefront

Access to Property

Direct Access

Inclusions

n/a

Restrictions

None Known

Reports

None

Well maintained complex with excellent exposure along the north side of 36 Street and high visibility makes this an attractive space for your development. This is a single bay unit with one rear overhead door making deliveries a breeze. Full windows on the east side, landlord will install glass front door. This space is ready for your improvements to suite your business. The Triumph Centre offers a very appealing architectural design/color and lots of parking available both front and back. One of the owners is a licensed realtor in the provinces of AB & SK. Common costs are approximately \$5.75 and include garbage, parking lot snow removal/maintenance and lawn maintenance.

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