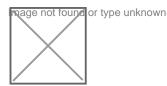


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101B, 3644 51 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 27134

MLS ID: A2184100

\$14.95



△ DEB KENT-FLECK

(780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

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

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

Commercial Mix, Mixed Use, Retail

Property Type Commercial

Building Area (Sq. Ft.)

1216.00

ElectricSingle Phase

Access to Property

Direct Access

Reports None **Days On Market**

140

Zoning

C1

Year Built

2012

Property Sub Type

Retail

Building Area (Sq. M.)

112.97

Heating

Natural Gas

Inclusions

n/a

Lease Amount

14.95

Subdivision

Southridge

Structure Type

Low Rise (2-4 stories)

Legal Plan

1125017

Construction Type

Vinyl Siding, Wood Frame

Commercial Amenities

Storefront

Restrictions

None Known

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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