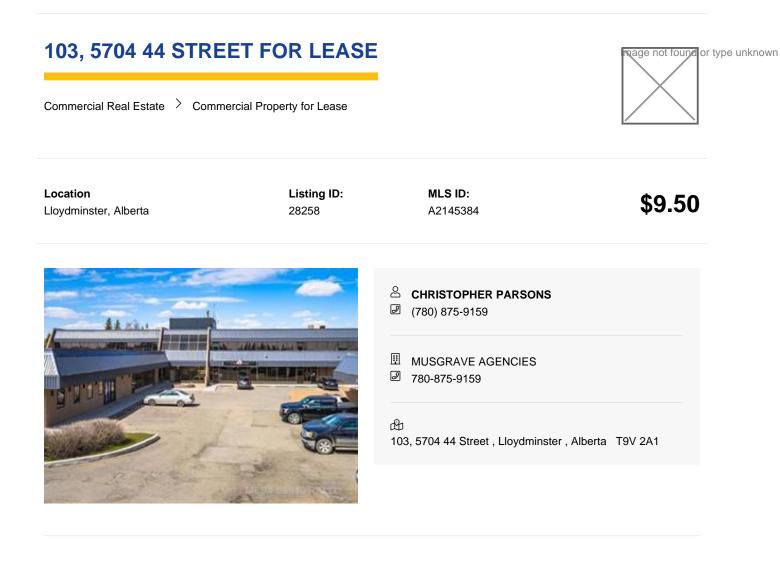


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Transaction Type For Lease

Lease Amount 9.50

**Zoning** C2

Year Built 1980

Property Sub Type
Office

Building Area (Sq. Ft.) 3654.00

Electric Single Phase

Commercial Amenities Storefront

Restrictions None Known Title Fee Simple

Lease Frequency Annually

Subdivision West Lloydminster

Structure Type Office

Legal Plan 320HW

Building Area (Sq. M.) 339.46

Cooling Central Air

Access to Property Direct Access

Reports None Days On Market 302

Lease Term Renewal Option

Building Type Office Building,Retail,Strip Mall

Property Type Commercial

**Office (Sq. Ft.)** 3654.0000

Construction Type Mixed

Heating None

Inclusions N/A

This multi-tenant commercial property is located on Lloydminster's busiest road, 44th Street. Ideal for retail or office space. This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away.

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