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## 3A, 5629 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Alberta


**Listing ID:**  
28429


**MLS ID:**  
A2155551

**\$14.95**



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

 **MUSGRAVE AGENCIES**  
 780-875-9159

 3A, 5629 44 Street , Lloydminster , Alberta T9V 0B2

**Transaction Type**

For Lease

**Days On Market**

270

**Lease Amount**

14.95

**Lease Frequency**

Annually

**Zoning**

C2

**Subdivision**

Southridge

**Building Type**

Commercial Mix

**Year Built**

2003

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

1954.00

**Building Area (Sq. M.)**

181.53

**Inclusions**

n/a

**Restrictions**

Landlord Approval

**Reports**

Building Plans

Highway 16 frontage with high visible exposure, lots of parking front and back, making this an excellent space for retail or professional location. Neighbouring tenants are a doctor office, massage services, fast food restaurants. Common costs are approx \$5.40 per sq. ft. and include insurance, property taxes, ground maintenance, parking lot snow removal, shared garbage removal, and property management fees. Make this space a new location for your existing business or start with great exposure. One of the owners is a licensed realtor in Alberta and Saskatchewan

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