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SUITE D, 6209 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
28733

MLS ID:
A2170867

\$15.50



 **CHRISTOPHER PARSONS**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 Suite D, 6209 44 Street , Lloydminster , Alberta T9V 0G1

Transaction Type For Lease	Days On Market 332	Lease Amount 15.50
Lease Frequency Annually	Zoning c2	Subdivision Parkview Estates
Building Type Commercial Mix	Year Built 1978	Structure Type Low Rise (2-4 stories)
Property Type Commercial	Property Sub Type Office	Building Area (Sq. Ft.) 2300.00
Building Area (Sq. M.) 213.68	Access to Property Direct Access	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

Welcome to the Yellowhead Business Centre! This is a well managed, professional, multi-tenant, office building in a highly visible location along 44th Street. This main floor corner unit has lots of windows and tons of drive by visibility! This space includes 2 bathrooms, reception and waiting area, 6 offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space. This property also features highway pylon signs and lots of paved parking at the front and back as well as electrical plug-ins.

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