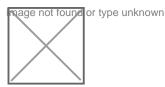


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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** 

**2** (780) 871-2294

■ MUSGRAVE AGENCIES

**2** 780-875-9159

rM1

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

**Transaction Type** 

**Days On Market** 

**Lease Amount** 

For Lease

269

15.50

Lease Frequency

Zoning

Subdivision

Annually

c2

Parkview Estates

**Building Type**Commercial Mix

Year Built

Structure Type

Property Type

1978

Office

Low Rise (2-4 stories)

Commercial

**Property Sub Type** 

Building Area (Sq. Ft.) 2300.00

Building Area (Sq. M.)

Access to Property

Inclusions

213.68

Direct Access

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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