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## **103A, 3752 51 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 29195

MLS ID: A2192040

\$15.50



<sup>△</sup> LANE COLUMBINE

**(780)** 875-9159

■ MUSGRAVE AGENCIES

**2** 780-875-9159

r<u>P</u>n

103A, 3752 51 Avenue , Lloydminster , Alberta T9V 3M7

**Transaction Type** 

For Lease

Title

Fee Simple

**Days On Market** 

292

**Lease Amount** 

15.50

**Lease Frequency** 

Annually

Subdivision

Southridge

**Building Type** Office Building

Year Built 2013

Structure Type

**Property Type** 

Office

Commercial

**Property Sub Type** Office

Legal Plan 1125017

Building Area (Sq. Ft.)

Building Area (Sq. M.)

**Construction Type** Wood Frame

1679.00 Electric 155.98

Heating

Single Phase

Cooling Central Air

In Floor, Floor Furnace

**Commercial Amenities** 

**Access to Property** 

**Inclusions** 

Storefront

**Direct Access** 

Interior Space, Wheelchair Access

Restrictions Reports None Known None

Great opportunity to relocate your office or your retail business. This 1750 square foot newer developed space is located in a busy location with an abundance of parking. Zoned C1, Central Commercial District, this location has a long list of permitted and discretionary uses. The space proposed will be a total of 1679 square feet featuring Huge store front windows, front vestibule area, newer finishing which can be improved upon or changed according to your needs. This property is within a vibrant shopping district with food services, office space and retail type businesses. Currently this space is also listed for lease as larger space totaling 3850 square feet under MLS A2180111.

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