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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**



 **LANE COLUMBINE**  
 (780) 875-9159

 **MUSGRAVE AGENCIES**  
 780-875-9159

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 212
<b>Lease Amount</b> 15.50	<b>Lease Frequency</b> Annually	<b>Subdivision</b> Southridge
<b>Building Type</b> Office Building	<b>Year Built</b> 2013	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1125017
<b>Building Area (Sq. Ft.)</b> 1679.00	<b>Building Area (Sq. M.)</b> 155.98	<b>Construction Type</b> Wood Frame
<b>Electric</b> Single Phase	<b>Cooling</b> Central Air	<b>Heating</b> In Floor,Floor Furnace
<b>Commercial Amenities</b> Storefront	<b>Access to Property</b> Direct Access	<b>Inclusions</b> Interior Space, Wheelchair Access
<b>Restrictions</b> None Known	<b>Reports</b> 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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