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101, 8120 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta

Listing ID:
29677

MLS ID:
A2200059

\$32



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

 101, 8120 44 Street , Lloydminster , Alberta T9V 3R8

Transaction Type	Title	Days On Market
For Lease	Fee Simple	306
Lease Amount	Lease Frequency	Zoning
32.00	Annually	DC5
Subdivision	Building Type	Year Built
West Commercial	Retail	2015
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1524195	1789.00	166.20
Construction Type	Heating	Commercial Amenities
See Remarks	Natural Gas, See Remarks	Storefront
Access to Property	Inclusions	Restrictions
Direct Access, Major Shopping Nearby, On Major Traffic Route	N/A	None Known
Reports		
None		

END UNIT LEASE SPACE! Hampton Square is a beautiful, upscale commercial development on the west end of Lloydminster. This is a high traffic location featuring several established businesses including: Brown's Social House, Three Trees Tap & Kitchen, Popeye's, Hampton Inn, Meridian Inn & Suites and a full-service Co-Op gas and convenience store among others. Other major retailers in the area include Canadian Tire, Princess Auto, Rona and Peavy Mart. 4 units are available and are located along 44th Street (Highway 16). They can be taken as individual units or as a pair. They include: an end unit - 1,789 square feet (SF) (unit 101), adjacent unit is 1,754 SF (unit 103), and 2 more middle units 1,748 SF (unit 111) & 1,649 SF (Unit 109). Middle units are listed for \$25.00/SF - see MLS A2164211 for more info

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