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

Transaction Type For Lease	Title Fee Simple	Days On Market 306
Lease Amount 32.00	Lease Frequency Annually	Zoning DC5
Subdivision West Commercial	Building Type Retail	Year Built 2015
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1524195	Building Area (Sq. Ft.) 1789.00	Building Area (Sq. M.) 166.20
Construction Type See Remarks	Heating Natural Gas,See Remarks	Commercial Amenities Storefront
Access to Property Direct Access,Major Shopping Nearby,On Major Traffic Route	Inclusions N/A	Restrictions 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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