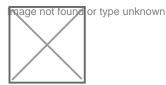


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101, 8120 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 29677

MLS ID: A2200059

\$32



△ CHRISTOPHER PARSONS

2 (780) 871-2294

■ MUSGRAVE AGENCIES

2 780-875-9159

rPn

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

Transaction Type

For Lease

Lease Amount

32.00

Subdivision

West Commercial

Structure Type

Retail

Legal Plan 1524195

Construction Type

See Remarks

Access to Property

Direct Access, Major Shopping Nearby, On Major Traffic Route

Reports

None

Title

Fee Simple

Lease Frequency

Annually

Building Type

Retail

Property Type

Commercial

Building Area (Sq. Ft.)

1789.00

Heating

Natural Gas, See Remarks

Inclusions

N/A

Days On Market

117

Zoning

DC5

Year Built

2015

Property Sub Type

Retail

Building Area (Sq. M.)

166.20

Commercial Amenities

Storefront

Restrictions

None Known

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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