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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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 181
<b>Lease Amount</b> 32.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> DC5
<b>Subdivision</b> West Commercial	<b>Building Type</b> Retail	<b>Year Built</b> 2015
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1524195	<b>Building Area (Sq. Ft.)</b> 1789.00	<b>Building Area (Sq. M.)</b> 166.20
<b>Construction Type</b> See Remarks	<b>Heating</b> Natural Gas,See Remarks	<b>Commercial Amenities</b> Storefront
<b>Access to Property</b> Direct Access,Major Shopping Nearby,On Major Traffic Route	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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