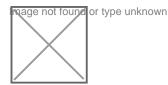


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **RETAIL FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 29678 MLS ID: A2200063

\$25

- **△** CHRISTOPHER PARSONS
- **(780)** 871-2294
- MUSGRAVE AGENCIES
- **2** 780-875-9159

M

103, 109, 111, 8120 44 Street , Lloydminster , Alberta T9V 3R8

Transaction Type Title Days On Market

For Lease Fee Simple 117

Lease AmountLease FrequencyZoning25.00AnnuallyDC5

Subdivision Year Built Structure Type

West Commercial 2015 Retail

Property TypeProperty Sub TypeLegal PlanCommercialRetail1524195

Building Area (Sq. Ft.) Building Area (Sq. M.) Construction Type

3397.00 315.59 See Remarks

Heating Commercial Amenities Access to Property

Natural Gas, See Remarks

Storefront

Direct Access, Major Shopping
Nearby, On Major Traffic Route

InclusionsRestrictionsReportsN/ANone KnownNone

4 units available including an end unit! 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 bays 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), next to end unit is 1,754 SF (unit 103), and 2 more middle units 1,748 SF (unit 111) & 1,649 SF (Unit 109).

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