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## 1, 5601 31 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta



**Listing ID:**  
29685


**MLS ID:**  
A2199893

**\$11.50**



 **RITA BAXTER**

 CENTURY 21 DRIVE  
 306-825-3700

 1, 5601 31 Street , Lloydminster , Alberta T9V 2H3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 115	<b>Lease Amount</b> 11.50
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Steele Heights	<b>Year Built</b> 1984
<b>Structure Type</b> Multi Unit	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1707.00	<b>Building Area (Sq. M.)</b> 158.58	<b>Access to Property</b> See Remarks
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

Spacious and luminous, this end unit storefront boasts over 1700 sq ft of prime space. Bathed in natural light from large North and West windows, the atmosphere is bright, cheery and very inviting. A newly paved parking lot offers ample parking for both tenants and customers alike. The well maintained building exudes a sense of professionalism and care, ensuring a pleasant experience for all who enter. This opportunity presents excellent value at a rate of \$11.50/sq ft plus \$4.00/sq ft Common Costs. Utilities, internet, content insurance and other amenities are the responsibility of the Tenant to ensure flexibility in tailoring the space to their specific needs. Neatly kept inside and out, this property is ready to welcome your business with open arms.

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