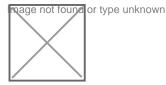


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **107, 3704 51 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



Location

Lloydminster, Alberta

Listing ID:

29760

MLS ID:

A2201881

\$16.50



**△** LANE COLUMBINE

**(780)** 875-9159

■ MUSGRAVE AGENCIES

**2** 780-875-9159

r<u>M</u>1

107, 3704 51 Avenue, Lloydminster, Alberta T9V 3M7

**Transaction Type** 

For Lease

**Days On Market** 

173

**Lease Amount** 

16.50

Lease Frequency

Annually

Subdivision Southridge Year Built 2013

**Structure Type** 

Office

Property Type Commercial **Property Sub Type** 

Office

Building Area (Sq. Ft.)

1000.00

Building Area (Sq. M.)

92.90

**Construction Type** 

Mixed

**Commercial Amenities** 

Storefront

**Access to Property** 

**Direct Access** 

Inclusions

Interior space, Onsite Parking

Restrictions Reports
None Known None

The perfect location to relocate your business or start your new business venture. This 1000 square foot space fronts 51 Ave and provides an opportunity for great visibility with signage facing a busy street location. Spaces that have this size are not easily found.. and the flexibility of the interior mean it could fit many user types. Currently this space is divided in to an open area waiting room/reception area, 3 offices, washroom and storage area. There is an abundance of parking in this development with other high traffic restaurants, food services and other service type businesses.

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