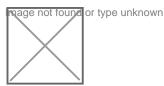


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 116, 5704 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 30664

MLS ID: A2220939

\$11.50



△ CHRISTOPHER PARSONS

(780) 871-2294

■ MUSGRAVE AGENCIES

2 780-875-9159

r<u>P</u>ri

Unit 116, 5704 44 Street , Lloydminster , Alberta T9V 2A1

Transaction Type Title Days On Market

For Lease Fee Simple 10

Lease AmountLease FrequencyZoning11.50AnnuallyC2

SubdivisionBuilding TypeYear BuiltWest LloydminsterOffice Building, Retail, Strip Mall1980

Structure Type Property Type Property Sub Type

Office Commercial Office

Legal Plan Office (Sq. Ft.) Building Area (Sq. Ft.)

320HW 3580.0000 3580.00

Building Area (Sq. M.)Construction TypeElectric332.59MixedSingle Phase

Cooling Heating Access to Property

Central Air Varies by Unit Direct Access

InclusionsRestrictionsReportsN/ANone KnownNone

Office space with excellent visibility on 44th street. This 3,580 SF space is serviced with fibre optic internet and includes 4 offices with plenty of room for more offices or use a bull pen setup. 1 boardroom, 2 washrooms, 2 storage rooms and a server room. 6 parking stalls assigned to this space. There is an additional 2,420 SF available for a total of 6,000 SF if needed. Highway pylon space available for rent.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.