

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



Location
Lloydminster, Alberta



Listing ID:
30664

MLS ID:
A2220939

\$11.50



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

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

Transaction Type For Lease	Title Fee Simple	Days On Market 10
Lease Amount 11.50	Lease Frequency Annually	Zoning C2
Subdivision West Lloydminster	Building Type Office Building,Retail,Strip Mall	Year Built 1980
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 320HW	Office (Sq. Ft.) 3580.0000	Building Area (Sq. Ft.) 3580.00
Building Area (Sq. M.) 332.59	Construction Type Mixed	Electric Single Phase
Cooling Central Air	Heating Varies by Unit	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports None

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.