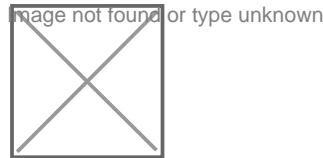


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Title	Days On Market
For Lease	Fee Simple	258
Lease Amount	Lease Frequency	Zoning
11.50	Annually	C2
Subdivision	Building Type	Year Built
West Lloydminster	Office Building,Retail,Strip Mall	1980
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 Type	Electric
332.59	Mixed	Single Phase
Cooling	Heating	Access to Property
Central Air	Varies by Unit	Direct Access
Inclusions	Restrictions	Reports
N/A	None Known	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.

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