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## 5704 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Lloydminster, Alberta



**Listing ID:**  
30665


**MLS ID:**  
A2220941

**\$8.50**



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

 **MUSGRAVE AGENCIES**  
 780-875-9159

 5704 44 Street , Lloydminster , Alberta T9V 2A1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 71
<b>Lease Amount</b> 8.50	<b>Lease Frequency</b> Annually	<b>Zoning</b> C2
<b>Subdivision</b> West Lloydminster	<b>Building Type</b> Office Building,Retail,Strip Mall	<b>Year Built</b> 1979
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 320HW	<b>Building Area (Sq. Ft.)</b> 5560.00	<b>Building Area (Sq. M.)</b> 516.54
<b>Construction Type</b> Mixed	<b>Electric</b> Single Phase	<b>Cooling</b> Central Air
<b>Heating</b> Baseboard,Hot Water,None	<b>Commercial Amenities</b> Storefront	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

This multi-tenant commercial property is located on Lloydminster's busiest road, 44th Street. Ideal for retail or office space, there are a variety of options available depending on our size requirements. The 2nd floor units available are 212 (1588 SF), 217 (1568 SF), 218 (2404 SF). The common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image. There is drive-up, store front space available on the main floor while the second floor can provide south views with a balcony and has elevator access. Whether you need a single office or you need room for a large corporation be sure to add this one to your list! This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away.

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