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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

Transaction Type For Lease	Title Fee Simple	Days On Market 133
Lease Amount 8.50	Lease Frequency Annually	Zoning C2
Subdivision West Lloydminster	Building Type Office Building,Retail,Strip Mall	Year Built 1979
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 320HW	Building Area (Sq. Ft.) 5560.00	Building Area (Sq. M.) 516.54
Construction Type Mixed	Electric Single Phase	Cooling Central Air
Heating Baseboard,Hot Water,None	Commercial Amenities Storefront	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports 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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