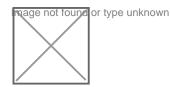


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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**
- **2** (780) 871-2294
- MUSGRAVE AGENCIES
- **2** 780-875-9159
- 5704 44 Street , Lloydminster , Alberta T9V 2A1

Transaction Type Title Days On Market

For Lease Fee Simple 133

Lease AmountLease FrequencyZoning8.50AnnuallyC2

Subdivision Building Type Year Built

West Lloydminster Office Building, Retail, Strip Mall 1979

Structure Type Property Type Property Sub Type

Office Commercial Office

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

320HW 5560.00 516.54

Construction TypeElectricCoolingMixedSingle PhaseCentral Air

Heating Commercial Amenities Access to Property

Baseboard,Hot Water,None Storefront Direct Access

InclusionsRestrictionsReportsN/ANone KnownNone

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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