

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.

## 116, 4402 52 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Alberta



**Listing ID:**  
31141

**MLS ID:**  
A2235230

**\$13.50**



 **BRAD GILBERT**  
 (780) 875-3343

 **COLDWELL BANKER - CITY SIDE REALTY**  
 780-875-3343

 116, 4402 52 Avenue , Lloydminster , Alberta T9V 0Y9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 231	<b>Lease Amount</b> 13.50
<b>Lease Frequency</b> Annually	<b>Zoning</b> C2	<b>Subdivision</b> West Lloydminster
<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1987	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 1300.00
<b>Building Area (Sq. M.)</b> 120.77	<b>Construction Type</b> Wood Frame	<b>Electric</b> Single Phase
<b>Cooling</b> Central Air	<b>Heating</b> Other	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Convenient HWY 16 frontage office in highly visible Plaza 44. This updated lease space includes reception area, four offices and storage. Ready to move in! Perfect for professional services such as Lawyers, Accountants or Doctors.

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