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## 130, 4410 52 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta

**Listing ID:**  
31142

**MLS ID:**  
A2235297

**\$14.50**



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

 COLDWELL BANKER - CITY SIDE REALTY  
 780-875-3343

 130, 4410 52 Avenue , Lloydminster , Alberta T9V 1T4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 319	<b>Lease Amount</b> 14.50
<b>Lease Frequency</b> Annually	<b>Zoning</b> C2	<b>Subdivision</b> NONE
<b>Building Type</b> Retail	<b>Year Built</b> 1987	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1464 HW
<b>Building Area (Sq. Ft.)</b> 4800.00	<b>Building Area (Sq. M.)</b> 445.93	<b>Construction Type</b> Wood Frame
<b>Foundation</b> Wood	<b>Electric</b> Single Phase	<b>Cooling</b> Central Air
<b>Heating</b> Varies by Unit	<b>Lot Features</b> City Lot,Near Shopping Center,Paved,Street Lighting	<b>Commercial Amenities</b> Kitchen
<b>Access to Property</b> Back Alley Access,Major Shopping Nearby,Paved Road,Public,Strip Shopping Mall	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

A great business opportunity! Highly visible 4,800 square feet of lease space in Plaza 44! Perfect spot for a pub or a restaurant with plenty of parking and a high traffic location just off of HWY 16!

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