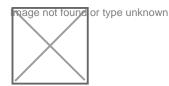


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** 780-875-3343

rPn

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

**Transaction Type** 

For Lease

**Days On Market** 

Zoning

C2

Subdivision

NONE

**Building Type** 

Retail

Year Built

1987

**Structure Type** 

Retail

**Property Type** Commercial

**Property Sub Type** Retail

4800.00

Legal Plan

1464 HW

**Building Area (Sq. Ft.)** 

445.93

**Construction Type** 

Wood Frame

**Foundation** Wood

**Electric** Single Phase

Cooling

Heating Central Air Varies by Unit Lot Features

Inclusions

City Lot, Near Shopping Center, Paved, Street Lighting

Building Area (Sq. M.)

**Access to Property** 

**Commercial Amenities** 

Back Alley Access, Major Shopping Kitchen

Nearby, Paved Road, Public, Strip

N/A

**Shopping Mall** 

Restrictions None Known

Reports

None

This great business opportunity is available for a rising entrepreneur. A once thriving pub that has been in this location for more than 30 yrs, is conveniently located on HWY 16 directly across the street from the Lloyd Mall and Superstore. For someone interested in being a pub owner all leasehold improvements are available for sale right down to the glassware. Don't miss out on this one, book your showing today!

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