

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.

## 124, 4402 52 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Alberta



**Listing ID:**  
31144

**MLS ID:**  
A2235334

**\$12.50**



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

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

  
124, 4402 52 Avenue , Lloydminster , Alberta T9V 0Y9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 339	<b>Lease Amount</b> 12.50
<b>Lease Frequency</b> Annually	<b>Zoning</b> C2	<b>Subdivision</b> NONE
<b>Building Type</b> Office Building	<b>Year Built</b> 1987	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 5867 C.L.
<b>Building Area (Sq. Ft.)</b> 1135.00	<b>Building Area (Sq. M.)</b> 105.44	<b>Construction Type</b> Wood Frame
<b>Electric</b> Single Phase	<b>Cooling</b> Central Air	<b>Heating</b> Varies by Unit
<b>Lot Features</b> Near Shopping Center,Paved,Street Lighting	<b>Access to Property</b> Back Alley Access,Major Shopping Nearby,Public,Strip Shopping Mall	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Functional end unit lease space conveniently located in Plaza 44. Directly across the street from Lloyd mall shopping center with HWY 16 frontage. A bright reception area features separate room for file storage that would be perfectly suited for a dental clinic or doctors office. Water supply to office areas and abundant storage space as well. Book your showing today.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.