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## 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><br>For Lease                              | <b>Days On Market</b><br>231  | <b>Lease Amount</b><br>12.50           |
| <b>Lease Frequency</b><br>Annually                                | <b>Zoning</b><br>C2   | <b>Subdivision</b><br>NONE             |
| <b>Building Type</b><br>Office Building                           | <b>Year Built</b><br>1987   | <b>Structure Type</b><br>Office        |
| <b>Property Type</b><br>Commercial                                | <b>Property Sub Type</b><br>Office  | <b>Legal Plan</b><br>5867 C.L.         |
| <b>Building Area (Sq. Ft.)</b><br>1135.00                         | <b>Building Area (Sq. M.)</b><br>105.44   | <b>Construction Type</b><br>Wood Frame |
| <b>Electric</b><br>Single Phase                                   | <b>Cooling</b><br>Central Air   | <b>Heating</b><br>Varies by Unit       |
| <b>Lot Features</b><br>Near Shopping Center,Paved,Street Lighting | <b>Access to Property</b><br>Back Alley Access,Major Shopping Nearby,Public,Strip Shopping Mall | <b>Inclusions</b><br>N/A               |
| <b>Restrictions</b><br>None Known                                 | <b>Reports</b><br>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.

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