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3, 5702 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lloydminster, Alberta



Listing ID:
31314


MLS ID:
A2239158

\$2,200



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 3, 5702 50 Avenue , Lloydminster , Alberta T9V 0X6

Transaction Type For Lease	Days On Market 167	Lease Amount 2200.00
Lease Frequency Monthly	Subdivision North Lloydminster	Building Type Office Building,Warehouse
Year Built 1987	Structure Type Office	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1500.00	Building Area (Sq. M.) 139.35
Construction Type Wood Frame	Cooling Central Air	Heating Forced Air,Natural Gas
Access to Property Direct Access	Inclusions N/A	Restrictions None Known
Reports None		

Nicely refreshed lease space with 1,500 SF on the main floor and a bonus mezzanine space on the second level that has storage/coffee room and 2PC bath. The main floor features front office and reception area and a warehouse/shop space at the back measuring 30' (w) x 35' (d) with a 12' x 12' overhead door off the alley. This space is very visible on HWY 17 and is a perfect size to move your new or existing business. In addition to a 2PC bath on the second floor mezzanine, there is also a 2PC bath within the shop space. The lease space has been recently refreshed on the main floor with paint and shows immaculate. Additional features include in-floor heat, A/C in the office, good parking in the front, tin lined shop interior. Very affordable space, rental rate includes base rent, building insurance, property taxes, heat, water/sewer and common area maintenance.

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