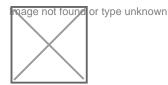


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5720 44 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 31663

MLS ID: A2247495

\$4,200



△ LOUIS DE KOCK

**(780)** 808-2700

■ RE/MAX OF LLOYDMINSTER

**2** 780-808-2700

5720 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type Days On Market Lease Amount

For Lease 21 4200.00

Lease Frequency Zoning Subdivision

Monthly C2 West Lloydminster

Year BuiltStructure TypeProperty Type1979Low Rise (2-4 stories)Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Business 4800.00 445.93

Floor Furnace, Forced Air, Natural Gas

Access to Property

Heating Commercial Amenities

Back Alley Access, Front and Rear Drive
access, Direct Access, Major Shopping

Nearby,On Major Traffic Route,Paved

Road

InclusionsRestrictionsReportsN/ALandlord ApprovalNone

Paved Yard

HWY 16 High Exposure lease space. This 2nd floor lease space is in a highly visible location adjacent to the busy Yellowhead Highway 16. Your business will be seen by all the traffic that drives through Lloydminster, plus all of our local traffic. The parking lot has lots of room and has recently been repaved. This property is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This 4600 square foot space features 3 large open rooms with hardwood floors that are in excellent condition and have high quality underlay(former dance studio floors and easy on the body). Also included is office space, lounge area, storage rooms, south facing windows, washroom facilities, a shared common area entry and plenty of customer parking in front of the building. This could be your next office space, medical facility, exercise center,.....or bring your own ideas. There is also back-alley access for additional parking and deliveries. The lease cost is \$4,200.00 per month for the complete top floor, and includes all utilities. Owner will consider leasing out smaller portions. The bottom floor is occupied with a retail business and office spaces. Call to view this prime commercial space with highway 16 visibility.

**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.

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