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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
 780-808-2700

 5720 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type For Lease	Days On Market 21	Lease Amount 4200.00
Lease Frequency Monthly	Zoning C2	Subdivision West Lloydminster
Year Built 1979	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 4800.00	Building Area (Sq. M.) 445.93
Heating Floor Furnace,Forced Air,Natural Gas	Commercial Amenities Paved Yard	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road
Inclusions N/A	Restrictions Landlord Approval	Reports None

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.

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