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3A, 5629 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
31695


MLS ID:
A2247039

\$14.95



 **DEB KENT-FLECK**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 3A, 5629 44 Street , Lloydminster , Alberta T9V 0B2

Transaction Type For Lease	Title Fee Simple	Days On Market 169
Lease Amount 14.95	Lease Frequency Annually	Zoning C2
Subdivision Southridge	Building Type Commercial Mix	Year Built 2003
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Retail
Legal Plan 3752HW	Building Area (Sq. Ft.) 1954.00	Building Area (Sq. M.) 181.53
Inclusions N/A	Restrictions Landlord Approval	Reports Building Plans

Highway 16 frontage with high visible exposure, lots of parking front and back, making this an excellent space for retail or professional location. Neighbouring tenants are a doctor office, massage services, fast food restaurants. Common costs are approx \$5.40 per sq. ft. and include insurance, property taxes, ground maintenance, parking lot snow removal, shared garbage removal, and property management fees. Make this space a new location for your existing business or start with great exposure. One of the owners is a licensed realtor in Alberta and Saskatchewan

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