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3A, 5629 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 31695

MLS ID: A2247039

\$14.95



△ DEB KENT-FLECK

2 (780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

rPn

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

Transaction Type Title Days On Market

For Lease Fee Simple 104

Lease AmountLease FrequencyZoning14.95AnnuallyC2

SubdivisionBuilding TypeYear BuiltSouthridgeCommercial Mix2003

Structure Type Property Type Property Sub Type

Low Rise (2-4 stories) Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

3752HW 1954.00 181.53

InclusionsRestrictionsReportsN/ALandlord ApprovalBuilding 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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