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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**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

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

Transaction Type	Title	Days On Market
For Lease	Fee Simple	169
Lease Amount	Lease Frequency	Zoning
14.95	Annually	C2
Subdivision	Building Type	Year Built
Southridge	Commercial Mix	2003
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
Inclusions	Restrictions	Reports
N/A	Landlord Approval	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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