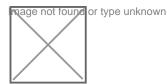


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A, 5716 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 31792

MLS ID: A2225133

\$14.99



△ WADE GRAHAM

□ RE/MAX OF LLOYDMINSTER

2 780-808-2700

A, 5716 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type Title Days On Market

For Lease Fee Simple

Lease AmountLease FrequencyZoning14.99AnnuallyC2

SubdivisionBuilding TypeYear BuiltWest LloydminsterStrip Mall1976

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Building Area (Sq. Ft.) Building Area (Sq. M.) Roof

3088.00 286.88 Asphalt/Gravel

Foundation Cooling Heating

Block Central Air Forced Air, Natural Gas

InclusionsRestrictionsReportsN/ANone KnownNone

Unit A - This fully renovated strip mall, located in a high-traffic area of Lloydminster, presents an outstanding opportunity for your next retail venture. Renovated in 2018 and available for immediate occupancy, the property boasts prime frontage along the Yellowhead Highway, offering excellent exposure and visibility. The available 3,089 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for a variety of business needs. For those requiring more space, the neighboring unit can also be leased, bringing the total up to 6,177 square feet. With established tenants such as Alberta Massage College, 3 Deez, and Modern Beauty, this location offers strong neighboring traffic and a vibrant setting for your business.

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