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## A, 5716 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta



**Listing ID:**  
31792


**MLS ID:**  
A2225133

**\$14.99**



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER  
 780-808-2700

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Lease Amount</b> 14.99	<b>Lease Frequency</b> Annually	<b>Zoning</b> C2
<b>Subdivision</b> West Lloydminster	<b>Building Type</b> Strip Mall	<b>Year Built</b> 1976
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 3088.00	<b>Building Area (Sq. M.)</b> 286.88	<b>Roof</b> Asphalt/Gravel
<b>Foundation</b> Block	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

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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