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5716 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 31793

MLS ID: A2225141

\$14.99



△ WADE GRAHAM

- □ RE/MAX OF LLOYDMINSTER
- **3** 780-808-2700
- 5716 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type

For Lease

Title

Days On Market

83

Lease Amount

14.99

Lease Frequency

Annually

Zoning

Fee Simple

C2

Subdivision

West Lloydminster

Building Type Strip Mall

Year Built 1976

Structure Type

Retail

Property Type Commercial

Property Sub Type

Retail

Building Area (Sq. Ft.)

6177.00

Building Area (Sq. M.)

573.86

Roof

Asphalt/Gravel

Foundation

Block

N/A

Cooling Central Air Heating

Forced Air, Natural Gas

Inclusions

Restrictions None Known

Reports

None

Space can be demised to suit tenants looking for less space. 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 unparalleled exposure and visibility. The spacious 6177 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for various business needs. Neighboring tenants, including Alberta Massage College, 3 Deez, and Modern Beauty, enhance the appeal of this vibrant location.

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