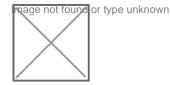


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5716 44 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 31793

MLS ID: A2225141

\$14.99



**△** WADE GRAHAM

□ RE/MAX OF LLOYDMINSTER

**2** 780-808-2700

5716 44 Street , Lloydminster , Alberta T9V 0B6

**Transaction Type** 

For Lease

Title

**Days On Market** 

C2

**Lease Amount** 

14.99

**Lease Frequency** 

Annually

Fee Simple

Zoning

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** 

Inclusions

Block

N/A

Cooling

Heating Central Air Forced Air, Natural Gas

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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