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2ND FLOOR, 5531 70 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Lloydminster, Alberta

Listing ID:
31861

MLS ID:
A2251753

\$13.95



 **COLIN CLARKE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 2nd Floor, 5531 70 Avenue , Lloydminster , Alberta T9V 3N6

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|---|---|--|
| Transaction Type For Lease | Title Fee Simple | Days On Market 184 |
| Lease Amount 13.95 | Lease Frequency Annually | Zoning I2 |
| Subdivision Hill Industrial | Year Built 2013 | Structure Type Office |
| Property Type Commercial | Property Sub Type Office | Legal Plan 1224253 |
| Building Area (Sq. Ft.) 4487.00 | Building Area (Sq. M.) 416.85 | Construction Type Mixed |
| Cooling Central Air | Heating Floor Furnace | Access to Property Direct Access |
| Inclusions Alarm System Owned, Interior Space, Communication Network, Onsite Parking | Restrictions None Known | Reports None |

Ideal modern upstairs commercial lease space available. Offering approximately 4487 sq. ft. located in a professional well designed building in the Industrial area on north side of Lloydminster. The layout includes seven private offices, a boardroom, a training room, and washrooms, making it ideal for professional or administrative use. Tenants will benefit from a common entrance and shared reception area on the main floor, creating a professional first impression for clients. To ensure synergy with the existing main floor business, the ideal tenant's operations should be complementary in nature. The space is fully furnished with quality office desks, chairs, and boardroom furniture, allowing for a quick and seamless move-in. Operating costs include property taxes, utilities, insurance, and repairs/maintenance, providing simplicity and value. Ample on-site parking and a high-visibility location make this an excellent opportunity for your business.

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