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TOP FLOOR - NORTH EAST PT, 5720 44 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
32211

MLS ID:
A2258449

\$1,000



 **LOUIS DE KOCK**
 (780) 808-2700

 RE/MAX OF LLOYDMINSTER
 780-808-2700


Top Floor - NORTH EAST PT, 5720 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type For Lease	Days On Market 195	Lease Amount 1000.00
Lease Frequency Monthly	Zoning C2	Subdivision West Lloydminster
Year Built 1979	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Business	Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48
Heating Floor Furnace,Forced Air,Natural Gas	Commercial Amenities Paved Yard	Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,On Major Traffic Route,Paved Road
Inclusions N/A	Restrictions Landlord Approval	Reports None

HWY 16 High Exposure lease space. This 1200 square foot space is the north east portion of the 2nd floor. The Highway 16 location with ensure your business will be seen by all the traffic that drives through Lloydminster, plus all of our local traffic. The parking lot is easily accessible with lots of room and has recently been recently repaved. This property is surrounded by other commercial amenities including restaurants, salon, automotive and retail businesses. This 1200 square foot space features a large room with hardwood floors that are in excellent condition and have high quality underlay(former dance studio floors), which makes it an excellent place for karate, taekwondo, yoga, or a fitness centeror use as a large office space. Bring your business ideas. There is a shared common area entry, bathrooms and plenty of customer parking in front of the building. There is also back-alley access for additional parking and deliveries. The lease cost is \$1,000.00 per month and includes all utilities. Owner will consider leasing out larger portions. The bottom floor is occupied with a retail business and office spaces. Call to view this prime commercial space with highway 16 visibility.

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