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5720 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Lloydminster, Alberta



Listing ID:
32212


MLS ID:
A2258450

\$1,100



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

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 5720 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type

For Lease

Days On Market

1

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

1200 square feet of HWY 16 High Exposure lease space. This 2nd floor lease space is in a highly visible location adjacent to the busy Yellowhead Highway 16. 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 repaved. This property is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This 1200 square foot space features a reception area, office space, lounge area, storage rooms and south facing windows. This could be your next office space, medical office, meeting center or bring your own 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 \$1,100.00 per month and includes all utilities. Owner will consider leasing out a larger portion. 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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