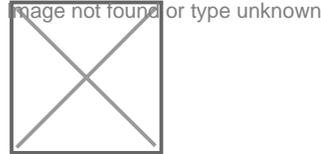


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

TOP FLOOR, SOUTH EAST PT., 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

 Top Floor, South East Pt., 5720 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type For Lease	Days On Market 163	Lease Amount 1100.00
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

1200 square feet of HWY 16 High Exposure lease space. From the large south facing windows you can watch the customers drive into your business off of Highway 16. 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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