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## 104, 4402 52 AVENUE E FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta

**Listing ID:**  
32324

**MLS ID:**  
A2260406

**\$33**



 **BRAD GILBERT**  
 (780) 875-3343

 **COLDWELL BANKER - CITY SIDE REALTY**  
 780-875-3343

 104, 4402 52 Avenue E, Lloydminster , Alberta T9V 0Y0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	122	33.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Annually	West Lloydminster	Mixed Use
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1987	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Office	576.00	53.51
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
n/a	None Known	None

Just off of Highway 16 this highly visible lease space is located in Plaza 44. All utilities are included, as this is a gross lease, which may vary year to year, dependent on usage. This storefront location includes plenty of parking and is perfect for a small business or office.

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