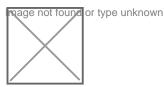


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

SUITE D, 6209 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 32335

MLS ID: A2261241

\$15.50



- **CHRISTOPHER PARSONS**
- **2** (780) 871-2294
- MUSGRAVE AGENCIES
- **2** 780-875-9159

rM1

Suite D, 6209 44 Street , Lloydminster , Alberta $\,$ T9V 0G1

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

Commercial Mix

Property Type Commercial

Building Area (Sq. M.)

213.68

Access to Property
Direct Access

Reports None **Days On Market**

63

Zoning c2

Year Built 1978

Property Sub Type
Office

Cooling
Central Air

Inclusions

N/A

Lease Amount

15.50

Subdivision

Parkview Estates

Structure Type

Low Rise (2-4 stories)

Building Area (Sq. Ft.)

2300.00

Heating

Floor Furnace, Forced Air, Natural Gas

Restrictions

Call Lister

Welcome to the Yellowhead Business Centre! This is a well managed, professional, multi-tenant, office building in a highly visible location along 44th Street. This main floor corner unit has lots of windows and tons of drive by visibility! This space includes 2 bathrooms, reception and waiting area, 6 offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space. This property also features highway pylon signs and lots of paved parking at the front and back as well as electrical plug-ins.

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