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## 7, 5405 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta

**Listing ID:**  
32607

**MLS ID:**  
A2265737

**\$14**



 **DEB KENT-FLECK**  
 (780) 875-9159

 **MUSGRAVE AGENCIES**  
 780-875-9159

 7, 5405 44 Street , Lloydminster , Alberta T9V 0A9

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	83	14.00
<b>Lease Frequency</b>	<b>Zoning</b>	<b>Subdivision</b>
Annually	C2	NONE
<b>Building Type</b>	<b>Year Built</b>	<b>Structure Type</b>
Commercial Mix, Major Shopping, Street Level Storefront	1988	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	1821772
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Construction Type</b>
2100.00	195.09	Wood Frame
<b>Electric</b>	<b>Access to Property</b>	<b>Inclusions</b>
100 Amp Service	Direct Access	N/A
<b>Restrictions</b>	<b>Reports</b>	
Landlord Approval	None	

Immaculate retail location in Wayside Plaza with excellent exposure in a high traffic corridor adjacent to Lloyd Mall. Open retail space with storage and one finished washroom. Neighboring tenants include a restaurant, dentist, optometrist, hair salon, jewelry store and travel. Make Wayside Plaza the home for your business whether professional services or retail.

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