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101, 4802 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta

Listing ID:
32786

MLS ID:
A2269476

\$2,500



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

 101, 4802 50 Avenue , Lloydminster , Alberta T9V 0W5

Transaction Type	Days On Market	Lease Amount
For Lease	63	2500.00
Lease Frequency	Lease Term	Subdivision
Monthly	Renewal Option	Central Business District
Building Type	Year Built	Structure Type
Mixed Use	1964	Mixed Use
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Mixed Use	1423.00
Building Area (Sq. M.)	Cooling	Heating
132.20	Central Air	Floor Furnace,Natural Gas
Inclusions	Restrictions	Reports
None	None Known	None

Opportunity presents with an all-inclusive, highway frontage Downtown Lloydminster lease space. A fully accessible and secure main floor location accessed via a shared foyer. Professional, long-term anchor owners occupy the second floor and they are seeking a complementary business to join them on a three-year lease term. Budgeting for expenses is made easy for your business with the rental rate being inclusive of utilities, tax, insurance and snow removal. The space is bright and clean with a large front retail or gathering space and to the rear four nice sized private offices, a staff room and handicap accessible washroom. The owners are prepared to extend walls or glass to fully enclose the ceiling of the leasable space, all depending on a tenants requirements. There is a charming, hand painted, community minded mural that can also stay, or go. Exterior business signage is available on the projecting corner sign, increasing visibility for your business. Showings are permitted during regular business hours. Please do not attend the space without a confirmed appointment. The space is available for an IMMEDIATE OCCUPANCY. Make your move!

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