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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 For Lease	Days On Market 187	Lease Amount 2500.00
Lease Frequency Monthly	Lease Term Renewal Option	Subdivision Central Business District
Building Type Mixed Use	Year Built 1964	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1423.00
Building Area (Sq. M.) 132.20	Cooling Central Air	Heating Floor Furnace,Natural Gas
Inclusions None	Restrictions None Known	Reports 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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