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## 5704 44 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Lloydminster, Alberta



**Listing ID:**  
33226


**MLS ID:**  
A2267360

**\$9**



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 5704 44 Street , Lloydminster , Alberta T9V 2A1

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 129
<b>Lease Amount</b> 9.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C2
<b>Subdivision</b> West Lloydminster	<b>Building Type</b> Office Building,Retail,Strip Mall	<b>Year Built</b> 1979
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 320HW	<b>Building Area (Sq. Ft.)</b> 3992.00	<b>Building Area (Sq. M.)</b> 370.87
<b>Construction Type</b> Mixed	<b>Electric</b> Single Phase	<b>Cooling</b> Central Air
<b>Heating</b> Baseboard,Hot Water,None	<b>Commercial Amenities</b> Elevator Passenger	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

This multi-tenant commercial property is located on Lloydminster's busiest road, 44th Street. Ideal for retail or office space, there are a variety of options available depending on our size requirements. The 2nd floor units available are 212 (1588 SF) & 218 (2404 SF). The common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image. There is drive-up, store front space available on the main floor while the second floor can provide south views with a balcony and has elevator access. Whether you need a single office or you need room for a large corporation be sure to add this one to your list! This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away. See also MLS # A2220944, A2220939.

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