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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



 **CHRISTOPHER PARSONS**
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 5704 44 Street , Lloydminster , Alberta T9V 2A1

Transaction Type	Title	Days On Market
For Lease	Fee Simple	65
Lease Amount	Lease Frequency	Zoning
9.00	Annually	C2
Subdivision	Building Type	Year Built
West Lloydminster	Office Building,Retail,Strip Mall	1979
Structure Type	Property Type	Property Sub Type
Office	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
320HW	3992.00	370.87
Construction Type	Electric	Cooling
Mixed	Single Phase	Central Air
Heating	Commercial Amenities	Access to Property
Baseboard,Hot Water,None	Elevator Passenger	Direct Access
Inclusions	Restrictions	Reports
N/A	None Known	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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