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2ND FLOOR, 5531 70 AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
34227


MLS ID:
A2290386

\$13.95



 **COLIN CLARKE**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 2nd Floor, 5531 70 Avenue , Lloydminster , Alberta T9V 3N6

Transaction Type For Lease	Title Fee Simple	Days On Market 57
Lease Amount 13.95	Lease Frequency Annually	Zoning I2
Subdivision Hill Industrial	Year Built 2013	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 1224253
Building Area (Sq. Ft.) 4487.00	Building Area (Sq. M.) 416.85	Construction Type Mixed
Cooling Central Air	Heating Floor Furnace	Access to Property Direct Access
Inclusions Alarm system owned, Interior space, Communication Network, Onsite Parking	Restrictions None Known	Reports None

Ideal modern upstairs commercial lease space available. Offering approximately 4487 sq. ft. located in a professional well designed building in the Industrial area on north side of Lloydminster. The layout includes seven private offices, a boardroom, a training room, and washrooms, making it ideal for professional or administrative use. Tenants will benefit from a common entrance and shared reception area on the main floor, creating a professional first impression for clients. To ensure synergy with the existing main floor business, the ideal tenant's operations should be complementary in nature. The space is fully furnished with quality office desks, chairs, and boardroom furniture, allowing for a quick and seamless move-in. Operating costs include property taxes, utilities, insurance, and repairs/maintenance, providing simplicity and value. Ample on-site parking and a high-visibility location make this an excellent opportunity for your business.

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