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1, 5601 31 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta

Listing ID:
34286

MLS ID:
A2289031

\$13



 **RITA BAXTER**

 Century 21 Drive
 306-825-3700

 1, 5601 31 Street , Lloydminster , Alberta T9V 2H3

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|---|--|---|
| Transaction Type For Lease | Days On Market 50 | Lease Amount 13.00 |
| Lease Frequency Monthly | Zoning NC | Subdivision Steele Heights |
| Year Built 1984 | Structure Type Retail | Property Type Commercial |
| Property Sub Type Retail | Legal Plan 842 2203 | Building Area (Sq. Ft.) 1707.00 |
| Building Area (Sq. M.) 158.58 | Cooling Central Air | Heating Natural Gas |
| Inclusions None | Restrictions Landlord Approval | Reports None |

This end unit storefront boasts over 1700 sq ft of prime space. Formerly operated as a long-standing convenience store, this well-located commercial space offers outstanding potential for a variety of retail uses. Situated in close proximity to schools, apartment buildings, condominiums, and single-family homes, the property benefits from consistent foot traffic and strong neighborhood demand. The location has historically served as a convenient hub for local residents, making it ideal for a neighborhood-focused business. Its established presence and accessibility provide a solid foundation for continued success. Zoning and location may also support specialty retail concepts such as a vape shop or similar business (buyer to verify municipal regulations and licensing requirements). A fantastic opportunity to re-establish a community staple or introduce a new retail concept in a well-supported area. Large North and West windows make this space bright and very inviting. A newly paved parking lot offers ample parking for both tenants and customers alike. This well maintained building exudes a sense of professionalism and care, ensuring a pleasant experience for all who enter. This opportunity presents excellent value at a rate of \$13.00/sq ft plus \$3.75/sq ft common costs. Utilities, internet, content insurance and other amenities are the responsibility of the Tenant.

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