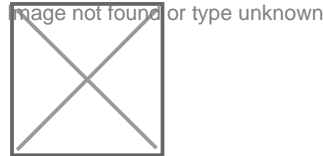


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3B, 5716 44 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Lloydminster, Alberta



Listing ID:
34729


MLS ID:
A2285381

\$14.99



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 3B, 5716 44 Street , Lloydminster , Alberta T9V 0B6

Transaction Type For Lease	Title Fee Simple	Days On Market 65
Lease Amount 14.99	Lease Frequency Annually	Zoning C2
Subdivision West Lloydminster	Building Type Strip Mall	Year Built 1976
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 3089.00	Building Area (Sq. M.) 286.98	Roof Asphalt/Gravel
Foundation Block	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions None Known	Reports None

Space can be demised to suit tenants looking for less space. This fully renovated strip mall, located in a high-traffic area of Lloydminster, presents an outstanding opportunity for your next retail venture. Renovated in 2018 and available for immediate occupancy, the property boasts prime frontage along the Yellowhead Highway, offering unparalleled exposure and visibility. The spacious 6177 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for various business needs. Neighboring tenants, including Alberta Massage College, 3 Deez, and Modern Beauty, enhance the appeal of this vibrant location. Space can be demised into 3,100 square feet space.

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