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3A, 5716 44 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
34737


MLS ID:
A2285371

\$14.99



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

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

Transaction Type For Lease	Title Fee Simple	Days On Market 64
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

Unit A - 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 excellent exposure and visibility. The available 3,089 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for a variety of business needs. For those requiring more space, the neighboring unit can also be leased, bringing the total up to 6,177 square feet. With established tenants such as Alberta Massage College, 3 Deez, and Modern Beauty, this location offers strong neighboring traffic and a vibrant setting for your business.

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