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UNIT 116, 5704 44 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
34979

MLS ID:
A2220939

\$11.50



 **CHRISTOPHER PARSONS**
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 **MUSGRAVE AGENCIES**
 780-875-9159

 Unit 116, 5704 44 Street , Lloydminster , Alberta T9V 2A1

Transaction Type For Lease	Title Fee Simple	Days On Market 337
Zoning C2	Subdivision West Lloydminster	Building Type Office Building,Retail,Strip Mall
Year Built 1980	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 320HW	Office (Sq. Ft.) 3580.0000
Building Area (Sq. Ft.) 3580.00	Building Area (Sq. M.) 332.59	Construction Type Mixed
Electric Single Phase	Cooling Central Air	Heating Varies by Unit
Access to Property Direct Access	Inclusions N/A	Restrictions None Known
Reports None		

Office space with excellent visibility on 44th street. This 3,580 SF space is serviced with fibre optic internet and includes 4 offices with plenty of room for more offices or use a bull pen setup. 1 boardroom, 2 washrooms, 2 storage rooms and a server room. 6 parking stalls assigned to this space. There is an additional 2,420 SF available for a total of 6,000 SF if needed. Highway pylon space available for rent.

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