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2, 5702 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Lloydminster, Alberta



Listing ID:
35560


MLS ID:
A2318002

\$2,200



 **LANE COLUMBINE**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 2, 5702 50 Avenue , Lloydminster , Alberta T9V 0X6

Transaction Type For Lease	Title Fee Simple	Days On Market 1
Subdivision North Lloydminster	Building Type Office Building,Warehouse	Year Built 1987
Structure Type Office	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1455.00	Building Area (Sq. M.) 135.17	Construction Type Wood Frame
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports None

Great opportunity to expand to a 1455 square foot shop/office space located directly off Hwy 17-likely the best visibility you will find in this size of space-perfect for a variety of uses. This space features main floor office, washroom open are perfect for a reception desk. the shop measure 30'wide and 35' deep and is accessed with a walk through door from the rear as well as a 12'x 12' overhead door. There is a bonus mezzanine space located about the main floor which works well for storage and has a second bathroom and a second office. features include in floor heat, ample from parking, tin lined shop interior... very affordable space - lease rate includes base rent, building insurance, property taxes, heat, water/sewer, and common area maintenance. tenant responsible for their proportionate share of snow removal and their own electricity.

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