



5704 44 Street Lloydminster, Alberta

MLS # A2220941



Baseboard, Hot Water, None

Mixed

N/A

Floors: Roof: **Exterior:**

Water: Sewer: Inclusions:

\$8 per sq.ft.

Division:	West Lloydminster
Туре:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	44th Street Centre
Bus. Name:	-
Size:	5,560 sq.ft.
Zoning:	C2
	Addl. Cost:
	Based on Year:
	Utilities:
	Parking:
	Lot Size:
	Lot Feat:

This multi-tenant commercial property is located on Lloydminster's busiest road, 44th Street. Ideal for retail or office space, there are a variety of options available depending on our size requirements. The 2nd floor units available are 212 (1588 SF), 217 (1468 SF), 218 (2404 SF). The common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image. There is drive-up, store front space available on the main floor while the second floor can provide south views with a balcony and has elevator access. Whether you need a single office or you need room for a large corporation be sure to add this one to your list! This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away.