

**3A, 5629 44 Street
Lloydminster, Alberta****MLS # A2247039****\$14 per sq.ft.****Division:** Southridge**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Lloyd Commons**Bus. Name:** -**Size:** 1,954 sq.ft.**Zoning:** C2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** Electricity, Natural Gas, Garbage Collection**Exterior:** -**Parking:** -**Water:** Public**Lot Size:** -**Sewer:** Public Sewer**Lot Feat:** -**Inclusions:** N/A

Highway 16 frontage with high visible exposure, lots of parking front and back, making this an excellent space for retail or professional location. Neighbouring tenants are a doctor office, massage services, fast food restaurants. Common costs are approx \$5.40 per sq. ft. and include insurance, property taxes, ground maintenance, parking lot snow removal, shared garbage removal, and property management fees. Make this space a new location for your existing business or start with great exposure. One of the owners is a licensed realtor in Alberta and Saskatchewan