

**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

Addl. Cost: -

Based on Year: -

Utilities: Electricity, Natural Gas, Garbage Collection

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

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