

**2nd Floor, 5531 70 Avenue  
Lloydminster, Alberta**

**MLS # A2251753**

**\$13 per sq.ft.**



**Division:** Hill Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,487 sq.ft.

**Zoning:** I2

**Heating:** Floor Furnace

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Mixed

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Alarm System Owned, Interior Space, Communication Network, Onsite Parking

Ideal modern upstairs commercial lease space available. Offering approximately 4487 sq. ft. located in a professional well designed building in the Industrial area on north side of Lloydminster. The layout includes seven private offices, a boardroom, a training room, and washrooms, making it ideal for professional or administrative use. Tenants will benefit from a common entrance and shared reception area on the main floor, creating a professional first impression for clients. To ensure synergy with the existing main floor business, the ideal tenant's operations should be complementary in nature. The space is fully furnished with quality office desks, chairs, and boardroom furniture, allowing for a quick and seamless move-in. Operating costs include property taxes, utilities, insurance, and repairs/maintenance, providing simplicity and value. Ample on-site parking and a high-visibility location make this an excellent opportunity for your business.