

**7, 5405 44 Street  
Lloydminster, Alberta**

**MLS # A2265737**

**\$14 per sq.ft.**



**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Wayside Plaza

**Bus. Name:** -

**Size:** 2,100 sq.ft.

**Zoning:** C2

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Co

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Immaculate retail location in Wayside Plaza with excellent exposure in a high traffic corridor adjacent to Lloyd Mall. Open retail space with storage and one finished washroom. Neighboring tenants include a restaurant, dentist, optometrist, hair salon, jewelry store and travel. Make Wayside Plaza the home for your business whether professional services or retail.