

**103A, 3752 51 Avenue  
Lloydminster, Alberta**

**MLS # A2275580**



**\$15 per sq.ft.**

**Division:** Southridge

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,679 sq.ft.

**Zoning:** -

**Heating:** In Floor, Floor Furnace

**Floors:** -

**Roof:** -

**Exterior:** Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** Interior Space, Wheelchair Access

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Great opportunity to relocate your office or your retail business. This 1750 square foot newer developed space is located in a busy location with an abundance of parking. Zoned C1, Central Commercial District, this location has a long list of permitted and discretionary uses. The space proposed will be a total of 1679 square feet featuring Huge store front windows, front vestibule area, newer finishing which can be improved upon or changed according to your needs. This property is within a vibrant shopping district with food services, office space and retail type businesses.