

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

MLS # A2192040



\$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 1750 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. Currently this space is also listed for lease as larger space totaling 3850 square feet under MLS A2180111.