



101, 8120 44 Street Lloydminster, Alberta

MLS # A2200059



Natural Gas, See Remarks

See Remarks

\$32 per sq.ft.

	Division:	West Commercial	
	Type:	Retail	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	-	
	Bus. Name:	-	
	Size:	1,789 sq.ft.	
	Zoning:	DC5	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	-
		Lot Feat:	-

Inclusions: N/A

Heating:

Roof:
Exterior:

Water:
Sewer:

END UNIT LEASE SPACE! Hampton Square is a beautiful, upscale commercial development on the west end of Lloydminster. This is a high traffic location featuring several established businesses including: Brown's Social House, Three Trees Tap & Kitchen, Popeye's, Hampton Inn, Meridian Inn & Suites and a full-service Co-Op gas and convenience store among others. Other major retailers in the area include Canadian Tire, Princess Auto, Rona and Peavy Mart. 4 units are available and are located along 44th Street (Highway 16). They can be taken as individual units or as a pair. They include: an end unit - 1,789 square feet (SF) (unit 101), adjacent unit is 1,754 SF (unit 103), and 2 more middle units 1,748 SF (unit 111) & 1,649 SF (Unit 109). Middle units are listed for \$25.00/SF - see MLS A2164211 for more info