

**103, 109, 111, 8120 44 Street
Lloydminster, Alberta**

MLS # A2200063



\$25 per sq.ft.

Division: West Commercial

Type: Retail

Bus. Type: Retail

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,397 sq.ft.

Zoning: DC5

Heating: Natural Gas, See Remarks

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: See Remarks

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

4 units available including an end unit! 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 bays 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), next to end unit is 1,754 SF (unit 103), and 2 more middle units 1,748 SF (unit 111) & 1,649 SF (Unit 109).