



## 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
	Addl. Cost:
	Based on Year: -
	Utilities:

Floors: Roof: **Exterior:** Parking: See Remarks 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).