

5716 44 Street  
Lloydminster, Alberta

MLS # A2225141

## \$14 per sq.ft.



**Division:** West Lloydminster

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,177 sq.ft.

**Zoning:** C2

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Space can be demised to suit tenants looking for less space. This fully renovated strip mall, located in a high-traffic area of Lloydminster, presents an outstanding opportunity for your next retail venture. Renovated in 2018 and available for immediate occupancy, the property boasts prime frontage along the Yellowhead Highway, offering unparalleled exposure and visibility. The spacious 6177 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for various business needs. Neighboring tenants, including Alberta Massage College, 3 Deez, and Modern Beauty, enhance the appeal of this vibrant location.