

3A, 5629 44 Street  
Lloydminster, Alberta

MLS # A2247039



## \$14 per sq.ft.

|             |               |
|-------------|---------------|
| Division:   | Southridge    |
| Type:       | Retail        |
| Bus. Type:  | -             |
| Sale/Lease: | For Lease     |
| Bldg. Name: | Lloyd Commons |
| Bus. Name:  | -             |
| Size:       | 1,954 sq.ft.  |
| Zoning:     | C2            |

|             |              |                |                                              |
|-------------|--------------|----------------|----------------------------------------------|
| Heating:    | -            | Addl. Cost:    | -                                            |
| Floors:     | -            | Based on Year: | -                                            |
| Roof:       | -            | Utilities:     | Electricity, Natural Gas, Garbage Collection |
| Exterior:   | -            | Parking:       | -                                            |
| Water:      | Public       | Lot Size:      | -                                            |
| Sewer:      | Public Sewer | Lot Feat:      | -                                            |
| Inclusions: | N/A          |                |                                              |

Highway 16 frontage with high visible exposure, lots of parking front and back, making this an excellent space for retail or professional location. Neighbouring tenants are a doctor office, massage services, fast food restaurants. Common costs are approx \$5.40 per sq. ft. and include insurance, property taxes, ground maintenance, parking lot snow removal, shared garbage removal, and property management fees. Make this space a new location for your existing business or start with great exposure. One of the owners is a licensed realtor in Alberta and Saskatchewan