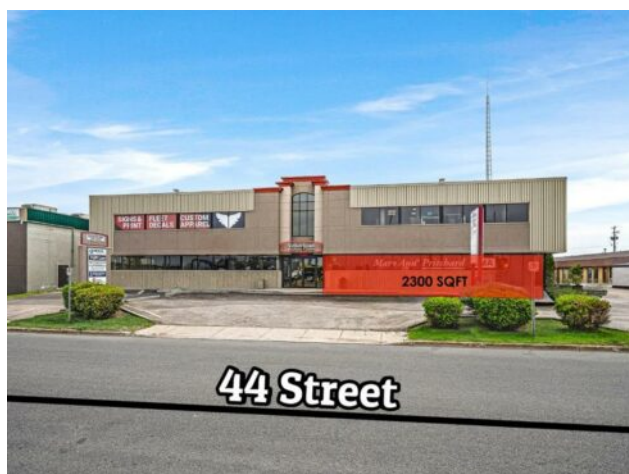


Suite D, 6209 44 Street
Lloydminster, Alberta

MLS # A2261241



\$15 per sq.ft.

Division: Parkview Estates

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Yellowhead Business Centre

Bus. Name: -

Size: 2,300 sq.ft.

Zoning: c2

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Welcome to the Yellowhead Business Centre! This is a well managed, professional, multi-tenant, office building in a highly visible location along 44th Street. This main floor corner unit has lots of windows and tons of drive by visibility! This space includes 2 bathrooms, reception and waiting area, 6 offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space. This property also features highway pylon signs and lots of paved parking at the front and back as well as electrical plug-ins.