



**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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.