

780-832-5880

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Suite D, 6209 44 Street Lloydminster, Alberta

MLS # A2261241



\$15 per sq.ft.

Lot Size:

Lot Feat:

Division:	Parkview Estates
Туре:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Yellowhead Business Centre
Bus. Name:	-
Size:	2,300 sq.ft.
Zoning:	c2
	Addl. Cost:
	Based on Year:
	Utilities:
	Parking:

Inclusions: N/A

Floors:
Roof:
Exterior:

Water:

Sewer:

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.