

**3A, 5629 44 Street
Lloydminster, Alberta**

MLS # A2155551



\$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