



**Unit 116, 5704 44 Street  
Lloydminster, Alberta**

**MLS # A2220939**



**\$11 per sq.ft.**

**Division:** West Lloydminster

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** 44th Street Centre

**Bus. Name:** -

**Size:** 3,580 sq.ft.

**Zoning:** C2

**Heating:** Varies by Unit

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Mixed

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Office space with excellent visibility on 44th street. This 3,580 SF space is serviced with fibre optic internet and includes 4 offices with plenty of room for more offices or use a bull pen setup. 1 boardroom, 2 washrooms, 2 storage rooms and a server room. 6 parking stalls assigned to this space. There is an additional 2,420 SF available for a total of 6,000 SF if needed. Highway pylon space available for rent.