



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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

Floors: -

Roof: -

Exterior: Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.