



GRASSROOTS
REALTY GROUP

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

**5704 44 Street
Lloydminster, Alberta**

MLS # A2220941



\$8 per sq.ft.

Division: West Lloydminster

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: 44th Street Centre

Bus. Name: -

Size: 5,560 sq.ft.

Zoning: C2

Heating: Baseboard, Hot Water, None

Floors: -

Roof: -

Exterior: Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This multi-tenant commercial property is located on Lloydminster's busiest road, 44th Street. Ideal for retail or office space, there are a variety of options available depending on our size requirements. The 2nd floor units available are 212 (1588 SF), 217 (1568 SF), 218 (2404 SF). The common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image. There is drive-up, store front space available on the main floor while the second floor can provide south views with a balcony and has elevator access. Whether you need a single office or you need room for a large corporation be sure to add this one to your list! This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away.