



**GRASSROOTS**  
REALTY GROUP

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

**103, 5704 44 Street  
Lloydminster, Alberta**

**MLS # A2220944**



**\$9 per sq.ft.**

**Division:** West Lloydminster

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

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

**Bus. Name:** -

**Size:** 3,654 sq.ft.

**Zoning:** C2

**Heating:** 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. This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away.