



GRASSROOTS
REALTY GROUP

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A, 5716 44 Street
Lloydminster, Alberta

MLS # A2225133



\$14 per sq.ft.

Division: West Lloydminster

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,088 sq.ft.

Zoning: C2

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Unit A - This fully renovated strip mall, located in a high-traffic area of Lloydminster, presents an outstanding opportunity for your next retail venture. Renovated in 2018 and available for immediate occupancy, the property boasts prime frontage along the Yellowhead Highway, offering excellent exposure and visibility. The available 3,089 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for a variety of business needs. For those requiring more space, the neighboring unit can also be leased, bringing the total up to 6,177 square feet. With established tenants such as Alberta Massage College, 3 Deez, and Modern Beauty, this location offers strong neighboring traffic and a vibrant setting for your business.