



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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124, 4402 52 Avenue  
Lloydminster, Alberta

MLS # A2235334



**\$12 per sq.ft.**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,135 sq.ft.

**Zoning:** C2

<b>Heating:</b>	Varies by Unit	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Near Shopping Center, Paved, Street Lighting
<b>Inclusions:</b>	N/A		

Functional end unit lease space conveniently located in Plaza 44. Directly across the street from Lloyd mall shopping center with HWY 16 frontage. A bright reception area features separate room for file storage that would be perfectly suited for a dental clinic or doctors office. Water supply to office areas and abundant storage space as well. Book your showing today.