



**GRASSROOTS**  
REALTY GROUP

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**Top Floor WEST SIDE, 5720 44 Street  
Lloydminster, Alberta**

**MLS # A2258448**



**\$2,100**

**Division:** West Lloydminster

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** C2

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

HWY 16 High Exposure lease space - WEST HALF OF TOP FLOOR. This 2100 square foot 2nd floor lease space is in a highly visible location adjacent to the busy Yellowhead Highway 16. Your business will be seen by all the traffic that drives through Lloydminster, plus all of our local traffic. The parking lot has lots of room and has recently been repaved. This property is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This 2100 square foot space features 2 large room with hardwood floors that are in excellent condition and have high quality underlay(former dance studio floors), which makes it an excellent place for karate, taekwondo, yoga, or a fitness center. If you are thinking office space this floor will make the work day seem shorter. Bring your business ideas There is a shared common area entry, washrooms and plenty of customer parking in front of the building. There is also back-alley access for additional parking and deliveries. The lease cost is \$2,100.00 per month and includes all utilities. Owner will consider leasing out larger portions. The bottom floor is occupied with a retail business and office spaces. Call to view this prime commercial space with highway 16 visibility.