



GRASSROOTS
REALTY GROUP

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**Top Floor - NORTH EAST PT, 5720 44 Street
Lloydminster, Alberta**

MLS # A2258449



\$1,000

Division: West Lloydminster

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 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. This 1200 square foot space is the north east portion of the 2nd floor. The Highway 16 location with ensure your business will be seen by all the traffic that drives through Lloydminster, plus all of our local traffic. The parking lot is easily accessible with lots of room and has recently been recently repaved. This property is surrounded by other commercial amenities including restaurants, salon, automotive and retail businesses. This 1200 square foot space features a 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 centeror use as a large office space. Bring your business ideas. There is a shared common area entry, bathrooms 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 \$1,000.00 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.