



**GRASSROOTS**  
REALTY GROUP

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**5704 44 Street  
Lloydminster, Alberta**

**MLS # A2267360**



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

**Division:** West Lloydminster

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

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

**Bus. Name:** -

**Size:** 3,992 sq.ft.

**Zoning:** C2

**Heating:** Baseboard, Hot Water, 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, there are a variety of options available depending on our size requirements. The 2nd floor units available are 212 (1588 SF) & 218 (2404 SF). The common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image. There is drive-up, store front space available on the main floor while the second floor can provide south views with a balcony and has elevator access. Whether you need a single office or you need room for a large corporation be sure to add this one to your list! This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away. See also MLS # A2220944, A2220939.