



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.