



1, 5601 31 Street  
Lloydminster, Alberta

MLS # A2289031



**\$13 per sq.ft.**

**Division:** Steele Heights

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Parkview Mini Mall

**Bus. Name:** -

**Size:** 1,707 sq.ft.

**Zoning:** NC

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

This end unit storefront boasts over 1700 sq ft of prime space. Bathed in natural light from large North and West windows, the atmosphere is bright, cheery and very inviting. A newly paved parking lot offers ample parking for both tenants and customers alike. This well maintained building exudes a sense of professionalism and care, ensuring a pleasant experience for all who enter. This opportunity presents excellent value at a rate of \$13.00/sq ft plus \$3.75/sq ft common costs. Utilities, internet, content insurance and other amenities are the responsibility of the Tenant to ensure flexibility in tailoring the space to their specific needs. Neatly kept inside and out, this property is ready to welcome your business with open arms.