



**GRASSROOTS**  
REALTY GROUP

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101B, 3644 51 Avenue  
Lloydminster, Alberta

MLS # A2096069



**\$14 per sq.ft.**

**Division:** Southridge

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Triumph Centre

**Bus. Name:** -

**Size:** 1,339 sq.ft.

**Zoning:** C1

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Vinyl Siding, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Well maintained complex with excellent exposure along the north side of 36 Street and high visibility makes this an attractive space for your development. This is a single bay unit with one rear overhead door making deliveries a breeze. Full windows on the east side, landlord will install glass front door. This space is ready for your lease improvements to suite your business. The Triumph Centre offers a very appealing architectural design/color and lots of parking available both front and back. One of the owners is a licensed realtor in the provinces of AB & SK. Common costs are approximately \$5.75 and include garbage, parking lot snow removal/maintenance and lawn maintenance.