



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2A, 5405 44 Street  
Lloydminster, Alberta

MLS # A2176413



**\$19 per sq.ft.**

**Division:** West Lloydminster

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Wayside Plaza

**Bus. Name:** -

**Size:** 1,274 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Near Shopping Center, Paved

**Inclusions:** n/a

Highway frontage air conditioned space perfect for a professional office, consisting of 3 large offices, a reception area, open meeting space, 1 bathroom plus storage. This space can easily be converted to add additional office, or convert to a retail space. Quality leasehold improvements already in place. One of the owners is a licensed realtor in the Provinces of Alberta and Saskatchewan. Please show during regular office hours of the tenant with 24 hrs notice preferred.