



**GRASSROOTS**  
REALTY GROUP

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

107, 3704 51 Avenue  
Lloydminster, Alberta

MLS # A2201881



**\$16 per sq.ft.**

Division: Southridge

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Mixed

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Interior space, Onsite Parking

The perfect location to relocate your business or start your new business venture. This 1000 square foot space fronts 51 Ave and provides an opportunity for great visibility with signage facing a busy street location. Spaces that have this size are not easily found.. and the flexibility of the interior mean it could fit many user types. Currently this space is divided in to an open area waiting room/reception area, 3 offices, washroom and storage area. There is an abundance of parking in this development with other high traffic restaurants, food services and other service type businesses.