

\$4,700 - First Floor, 5720 44 Street, Lloydminster

MLS® #A2077970

\$4,700

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

This 1st Floor Office Space has HWY 16 exposure, lots of parking and is surrounded by other commercial amenities including restaurants, automotive and retail businesses. The space is approximately 3600 square feet and features 8 offices of various sizes, boardrooms, a reception desk, south facing windows, washroom facilities, a shared common area and plenty of customer parking in front of the building. There is also back-alley access for additional parking and deliveries. The lease cost is \$4,700.00 per month which includes all utilities, taxes, building insurance, property management, maintenance and parking lot snow removal. This lease space is on the ground floor of the building. There is one other tenant on the ground floor that has one office. The upstairs of the building has a dance school that holds late afternoon and early evening classes. Call to view this prime commercial space with highway 16 visibility.

Built in 1979

Essential Information

MLS® #	A2077970
Price	\$4,700
Sold Price	\$4,700
Bathrooms	0.00
Acres	0.00
Year Built	1979



Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	First Floor, 5720 44 Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0B6

Interior

Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	Central Air

Additional Information

Date Listed	September 5th, 2023
Date Sold	December 18th, 2023
Days on Market	104
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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