

# FOR LEASE

**2,300 SF**  
Office Space



**6209 44 STREET, UNIT D**  
Lloydminster, AB

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1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$15.50/SF Annually**

## Property Features

- Yellowhead Business Centre
- Well managed
- Professional, multi-tenant, office building
- Highly visible location along 44th Street
- Main floor corner unit, lots of windows
- Includes 2-bathrooms, reception and waiting area, 6-offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space.
- Highway pylon signs
- Lots of paved parking at the front and rear as well as electrical plug-ins

## Property Overview

- Zoning: C2, Highway Corridor Commercial District
- Building Name: Yellowhead Business Centre
- Square Feet: 2,300 SF
- Year Built: 1978
- Common Costs: \$3.50/SF
- Common Costs Inc.: Garbage/Waste Removal, Insurance, Janitorial, Other, Property Tax, Site Maintenance
- MLS #: MLS# A2261241

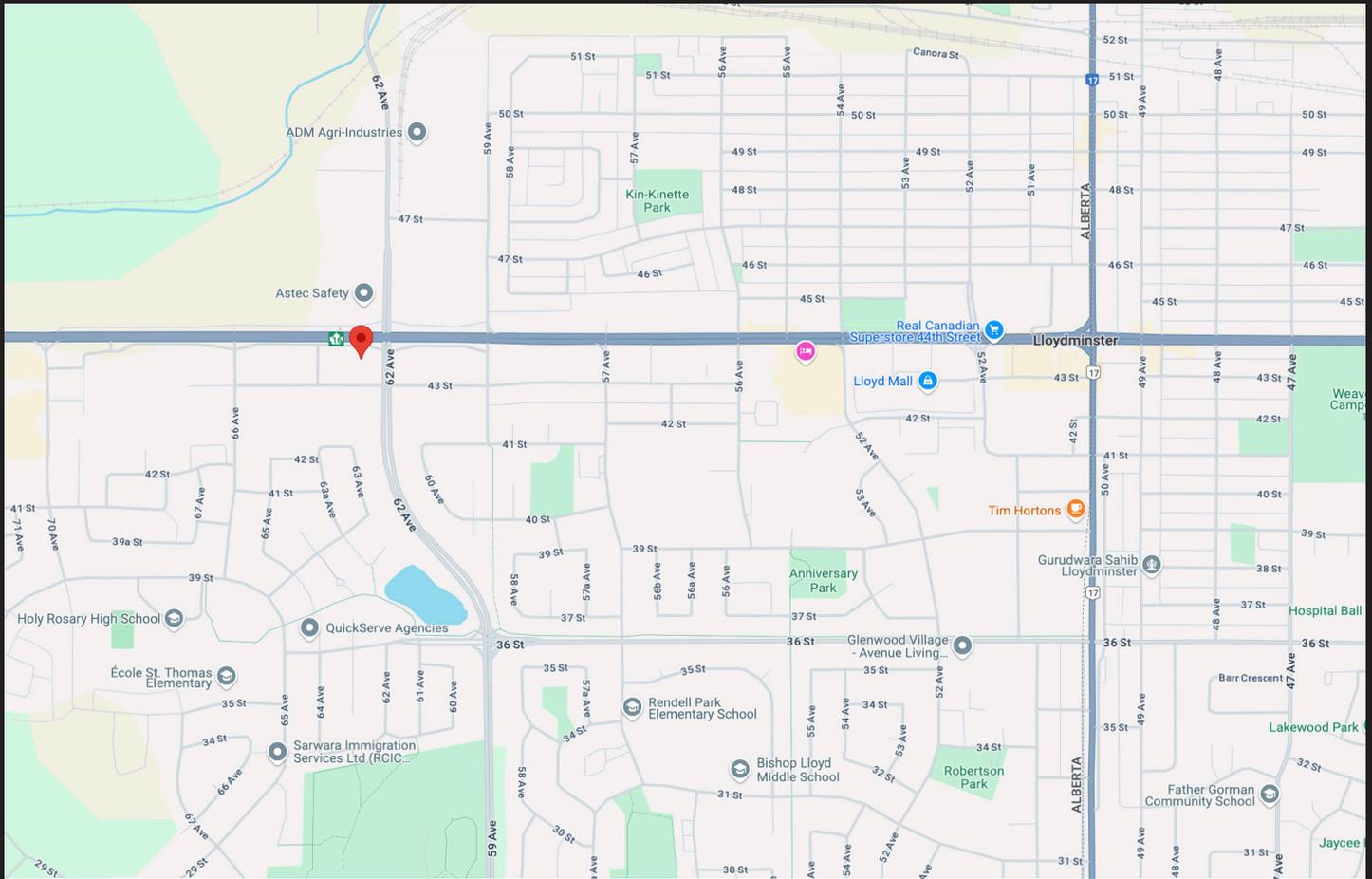
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION MAP



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