

FOR LEASE

#3 4304 40 AVENUE
LLOYDMINSTER, SK S9V 2H1



MUSGRAVE AGENCIES
1202 - 50 AVE
LLOYDMINSTER, AB T9V 0Y1
780-875-9159 / C: 780-808-7188



ZONING	LEGAL DESCRIPTION	PRICE
SUBDIVISION: LARSON GROVE		\$18.95 ANNUALLY
RETAIL	YEAR BUILT: 2014	SQUARE FEET: 1,111

- 1111 sq. ft. of clean fresh bright office to make a statement.
- High visibility location with retail and restaurant tenants in the same building and located across from the Golden Horse Casino.
- This space could easily be converted to retail or is perfect for an accountant, massage therapy, law office, or a home base business hoping to expand.

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