

FOR LEASE

3,580 SF
Office Space



5704 - 44 STREET, UNIT #116
Lloydminster, AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$11.50/SF

Property Features

- *Office space with excellent visibility on 44th Street*
- *3,580 SF space, serviced with fibre optic internet*
- *4 offices with plenty of room for more offices or bull pen style set up*
- *1 boardroom, 2 washrooms, 2 storage rooms and a server room*
- *6 parking stalls assigned to this space*
- *Additional 2,420 SF available for a total of 6,000 SF if needed*
- *Highway pylon sign space available for rent*

PROPERTY OVERVIEW

Property Overview

- Legal Description: *Plan 320HW, Block 49, Lot 7 & 8*
- Year Built: *1980*
- Zoning: *C2, Highway Corridor Commercial*
- Lease Space SF: *3,580 SF*
- Power: *Single Phase*
- Heating: *Natural Gas / Central Air*
- Lease Type: *Triple Net*
- Renewal Option: *YES*
- Occupancy Costs: *\$5.10 / SF*
- Occupancy Costs Include: *Garbage/Waste Removal, Insurance, Maintenance, Management, Property Tax, Site Maintenance*
- MLS: *#A2220939*

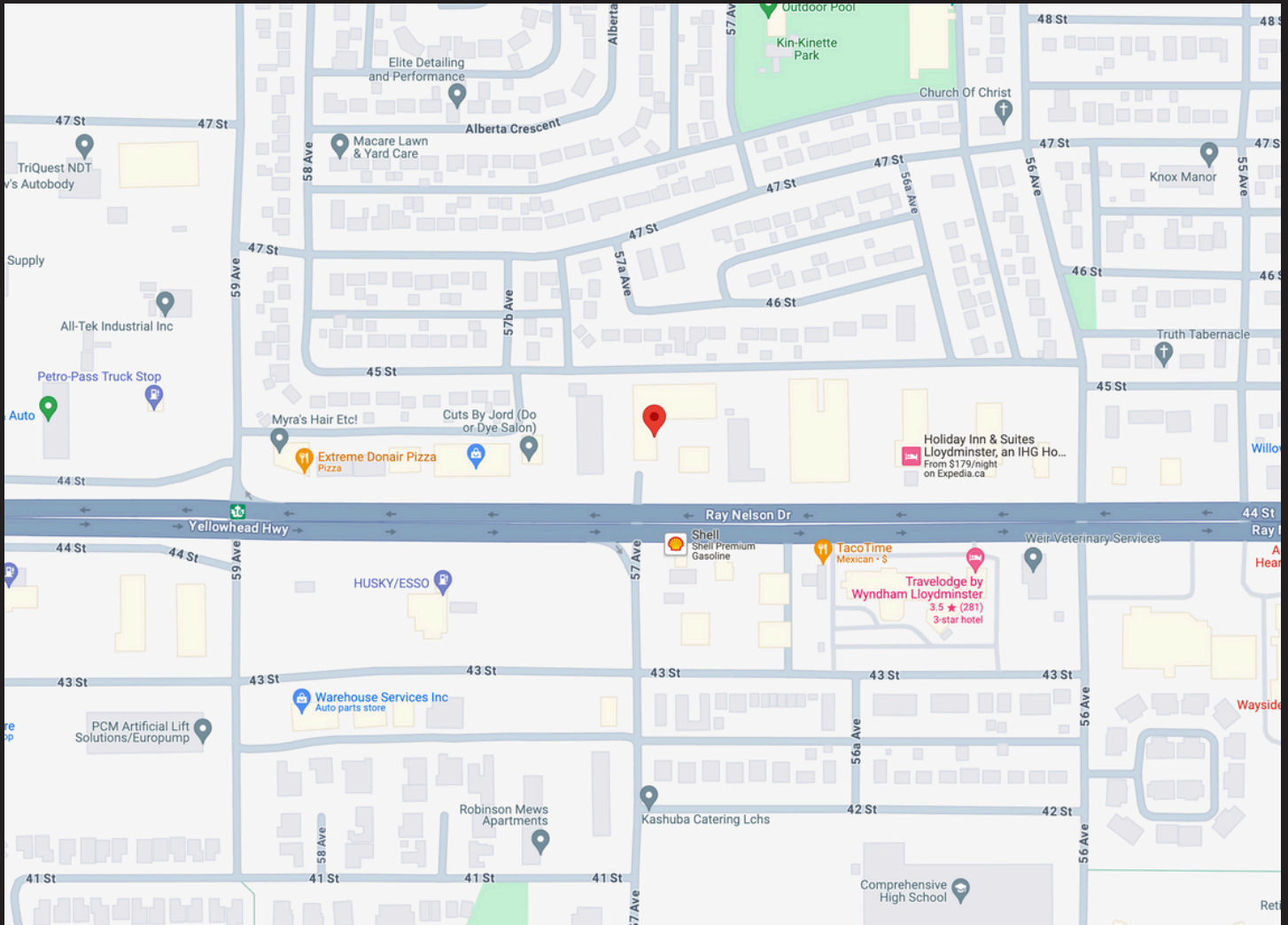
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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