

# FOR SALE

**10,185 SF**  
Commercial/Retail Space



**6601 43 STREET**  
Lloydminster, AB

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1202 50th Avenue, Lloydminster, AB  
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# PROPERTY OVERVIEW

**\$1,700,000.00**

## Property Features

- Functional building design
- Suitable for multiple tenants or with some modifications, a great space for a single user
- +/- 1.16 acre site, paved and has drive-around access
- Building measures 88' x 115' plus 10' x 6' entrance build out
- Usable 2nd floor space that is suitable for staff rooms, additional office, or storage
- 16' ceiling height, a 10' x 12' overhead door, and multiple washrooms
- Currently divided into 2-lease spaces which include World Class Gym and Medicare
- The original use of the building was for a single user and for the most part it was wide open
- This property is easily accessible from 44th ST and is conveniently located next to high and low density residential as well as an active commercial district
- Zoned C2, permitted uses include but are not limited to: retail, warehouse, restaurants, drive through vehicle service, automotive and equipment repair to name a few

# PROPERTY OVERVIEW

## Property Overview

- Legal Description: Lot 7A, Block 3, Plan 0941722
- Year Built: 2000
- Square Footage: 10,185 SF
- Building Type: Retail
- Zoning: C2, Highway Corridor Commercial
- Lot Size: 1.16 Acres
- 2024 Taxes: \$20,524
- Heating: Natural Gas
- Cooling: A/C
- MLS #: A2178529

## PROPERTY PHOTOS





# PROPERTY PHOTOS

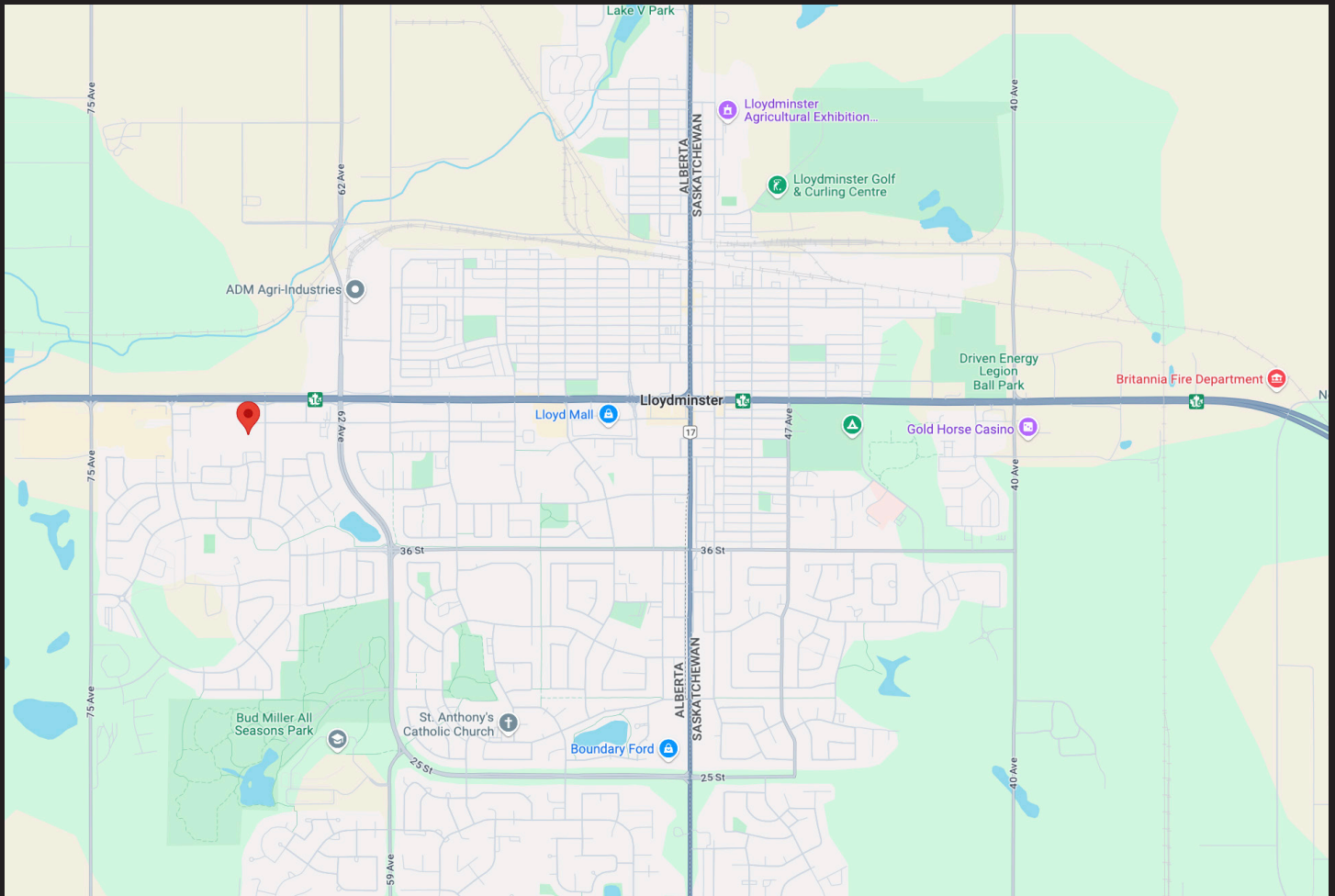




# PROPERTY PHOTOS



# LOCATION MAP



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