

FOR LEASE

3,654 SF
Retail Shop Space



5704 44TH STREET, UNIT #103
Lloydminster, AB

Chris Parsons, REALTOR® 780.871.2294 |
chris@musgraveagencies.com

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

PROPERTY OVERVIEW

\$9.50/SF, ANNUALLY

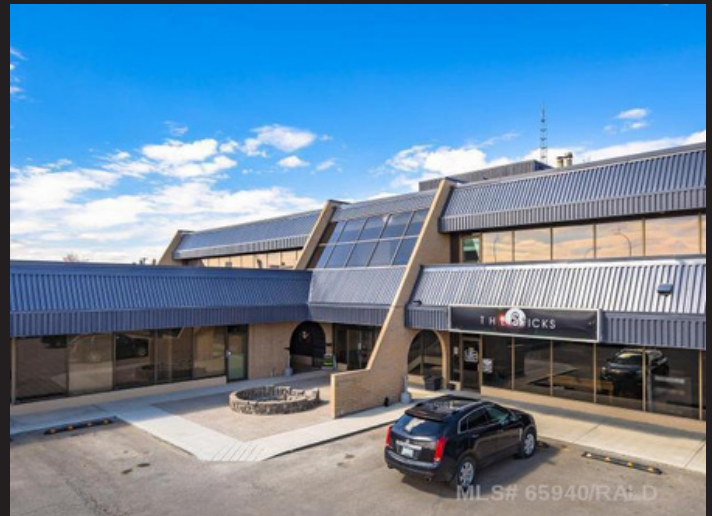
Property Features

- *Multi-tenant commercial property*
- *Located on Lloydminster's busiest road, 44th Street*
- *Ideal for retail or office space*
- *Property surrounded by hotels, restaurants, and professional services*
- *High school is a short walk away*

Property Overview

- **Legal Description:** *Lot 7 & 8, Block 49, Plan 320HW*
- **Year Built:** *1980*
- **Lease Space SF:** *3,654 SF*
- **Zoning:** *C2, Highway Corridor Commercial*
- **Power:** *Single Phase*
- **Cooling:** *Central A/C*
- **Lease Type:** *Net*
- **Renewal Option:** *Yes*
- **Occupancy Costs:** *Include: Garbage/Waste Removal, Insurance, Maintenance, Management, Property Tax, Site Maintenance*
- **MLS #:** *A2220944*

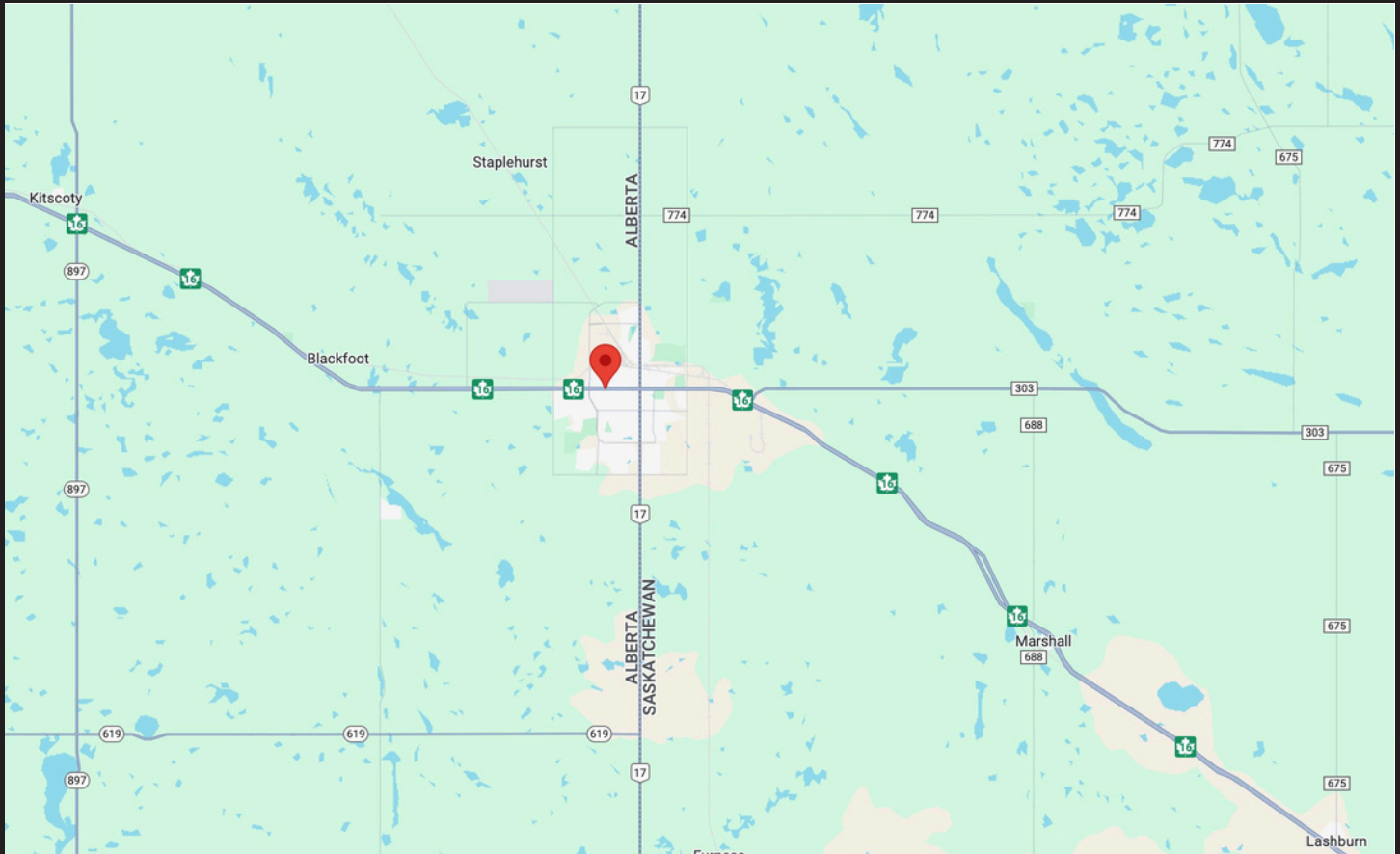
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemark Real Estate Services Manager Limited. All rights reserved.