

FOR LEASE

2,587 SF
Office/Retail Space



3801 51 AVENUE, UNIT B
Lloydminster, AB

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
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PROPERTY OVERVIEW

\$12.50/SF, ANNUALLY

Property Features

- Office or retail space in a professional commercial development
- Centrally located among a variety of retail businesses
- Includes large receptionist and retail area with 12' ceilings
- 3 large offices, a boardroom, kitchen/staff room, (2) 2 piece bathrooms
- Large parking lot
- Zoning Includes a long list of permitted uses including restaurant and retail, aesthetics, office, health services and child care facility to name a few

Property Overview

- Legal Description: Plan 0424448, Block X, Lot 16
- Year Built: 2004
- Zoning: C1, Central Commercial
- Lease Space SF: 2,587 SF
- Power: Single Phase
- Heating: Floor Model Furnace, Natural Gas
- Lease Type: Annual
- Renewal Option: Yes
- Occupancy Costs: \$5.34 / SF
- Occupancy Costs Include: Snow Removal, Garbage/Waste Removal, Insurance, Parking Lot Maintenance, Property Tax
- MLS #: A2174603

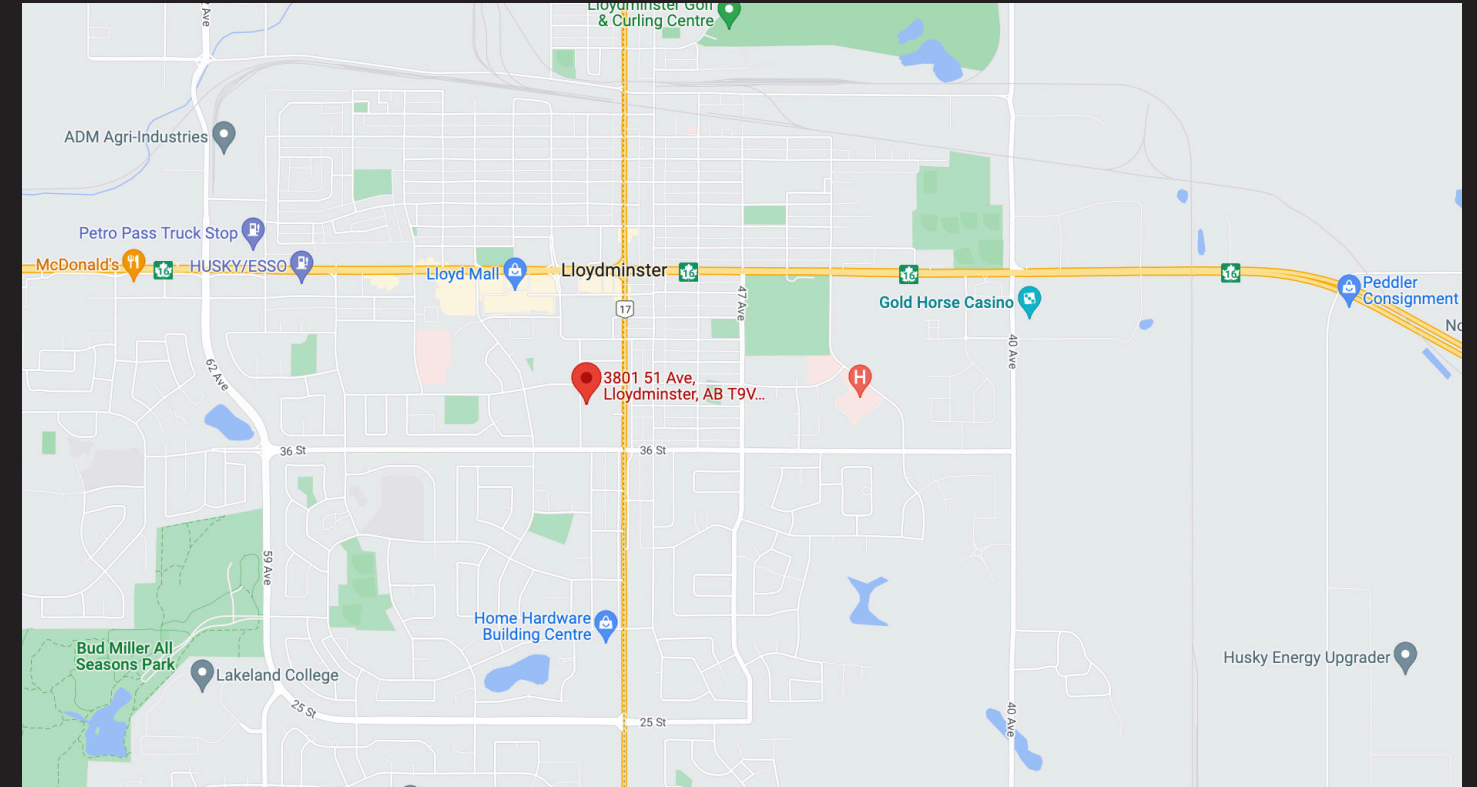
PROPERTY PHOTOS



AERIAL VIEW



LOCATION MAP



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