

FOR LEASE

5531 70 AVENUE 2ND FLOOR
 LLOYDMINSTER, AB T9V 3N6



Colin Clarke
 Realtor®

MUSGRAVE AGENCIES
 1202 - 50 AVE
 LLOYDMINSTER, AB T9V 0Y1
 780-875-9159 / C: 306-830-1499



ZONING	LEGAL DESCRIPTION	PRICE
12, OFFICE BUILDING	Lot 14, Block 19, Plan 1224253	\$13.95 Annually
HILL INDUSTRIAL	YEAR BUILT: 2013	SQUARE FOOTAGE: 4,487

A2290386

- **IDEAL MODERN UPSTAIRS COMMERCIAL LEASE SPACE AVAILABLE**
- **LOCATED IN A PROFESSIONAL WELL DESIGNED BUILDING IN THE INDUSTRIAL AREA ON NORTH SIDE OF LLOYDMINSTER.**
- **THE LAYOUT INCLUDES SEVEN PRIVATE OFFICES, A BOARDROOM, A TRAINING ROOM, AND WASHROOMS, MAKING IT IDEAL FOR PROFESSIONAL OR ADMINISTRATIVE USE.**
- **SHARED RECEPTION ON THE MAIN FLOOR**
- **THE SPACE IS FULLY FURNISHED WITH QUALITY OFFICE DESKS, CHAIRS, AND BOARDROOM FURNITURE, ALLOWING FOR A QUICK AND SEAMLESS MOVE-IN.**
- **OPERATING COSTS INCLUDE PROPERTY TAXES, UTILITIES, INSURANCE, AND REPAIRS/MAINTENANCE, PROVIDING SIMPLICITY AND VALUE.**
- **AMPLE ON-SITE PARKING AND A HIGH-VISIBILITY LOCATION MAKE THIS AN EXCELLENT OPPORTUNITY FOR YOUR BUSINESS.**