

**3,992 SF OFFICE SPACE**



**5704 44 STREET, #212 & 218  
LLOYDMINSTER, AB**

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**Royal LePage® Musgrave Agencies**

1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR LEASE

# \$9.00/ SF ANUALLY

## Property Features

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- Multi tenant commercial property
- Located on Lloydminster's busiest road, 44th Street Ideal for retail or office space
- Variety of options available
- Property surrounded by hotels, restaurants and professional services
- Unit 212: 1,588 SF, Unit 218: 2,404 SF
- There is drive-up store front space available on the main floor  
Common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image
- MLS#A2267360



PROPERTY OVERVIEW

# PROPERTY PHOTOS



# PROPERTY PHOTOS



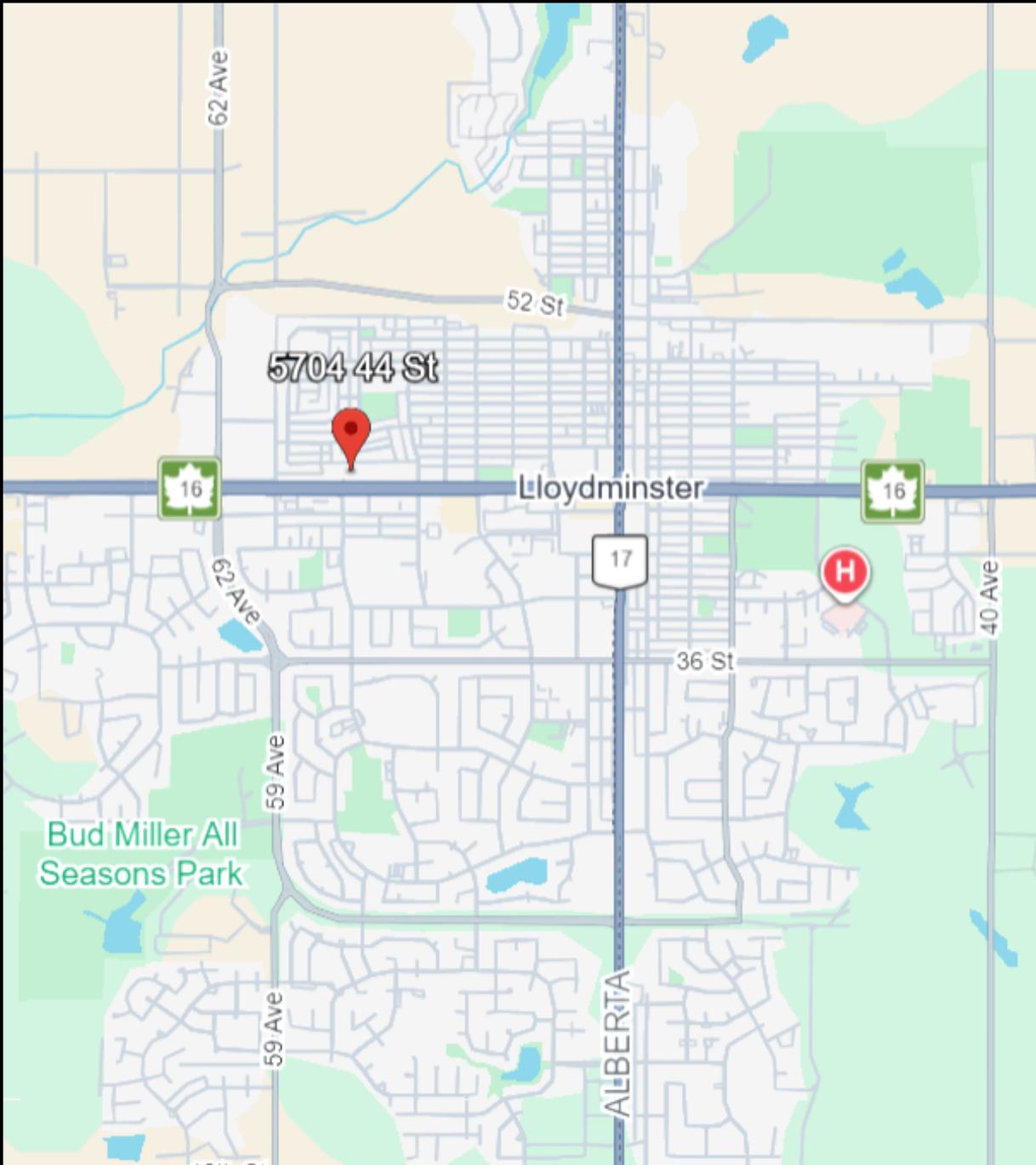
PROPERTY PHOTOS





# PROPERTY PHOTOS

# LOCATION MAP



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