

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

ROYAL LEPAGE



ZONING

12, OFFICE BUILDING

LEGAL DESCRIPTION

Lot 14, Block 19, Plan 1224253

PRICE

\$13.95 Annually

HILL INDUSTRIAL

YEAR BUILT: 2013

SQUARE FOOTAGE: 4,487

- **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.**

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