

FOR LEASE

1,754+ SF
RETAIL SPACE



**8120 44 STREET UNIT 103, 109, 111,
LLOYDMINSTER, AB**

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

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

ROYAL LEPAGE®
COMMERCIAL™

PROPERTY OVERVIEW

\$25/SF, Annually

Property Features

- 4 Units available including an end unit!
- Hampton Square, a beautiful upscale commercial development. Located on the west end of Lloydminster.
- High traffic location featuring several established businesses including: Brown's Social House, Three Trees Tap & Kitchen, Popeye's, Hampton Inn, Meridan Inn & Suites, and a full-service Co-op gas and convenience store among others.
- Other major retailers in the area include Canadian Tire, Princess Auto, Rona, and Peavey Mart.
- 4-bays are available and are located along 44th ST (Highway 16). They can be taken as individual units or as a pair. #101, end unit with 1,789 SF.
- Adjacent unit #103 has 1,754 SF.
- 2-more units #109, 1,649 SF; #111, 1,748 SF.

PROPERTY OVERVIEW

Legal Description: Lot 4, Block 4, Plan 1524195

Year Built: 2015

Zoning: DC5, Direct Control 5

Power: Single Phase

Heating: Natural Gas

Cooling: N/A

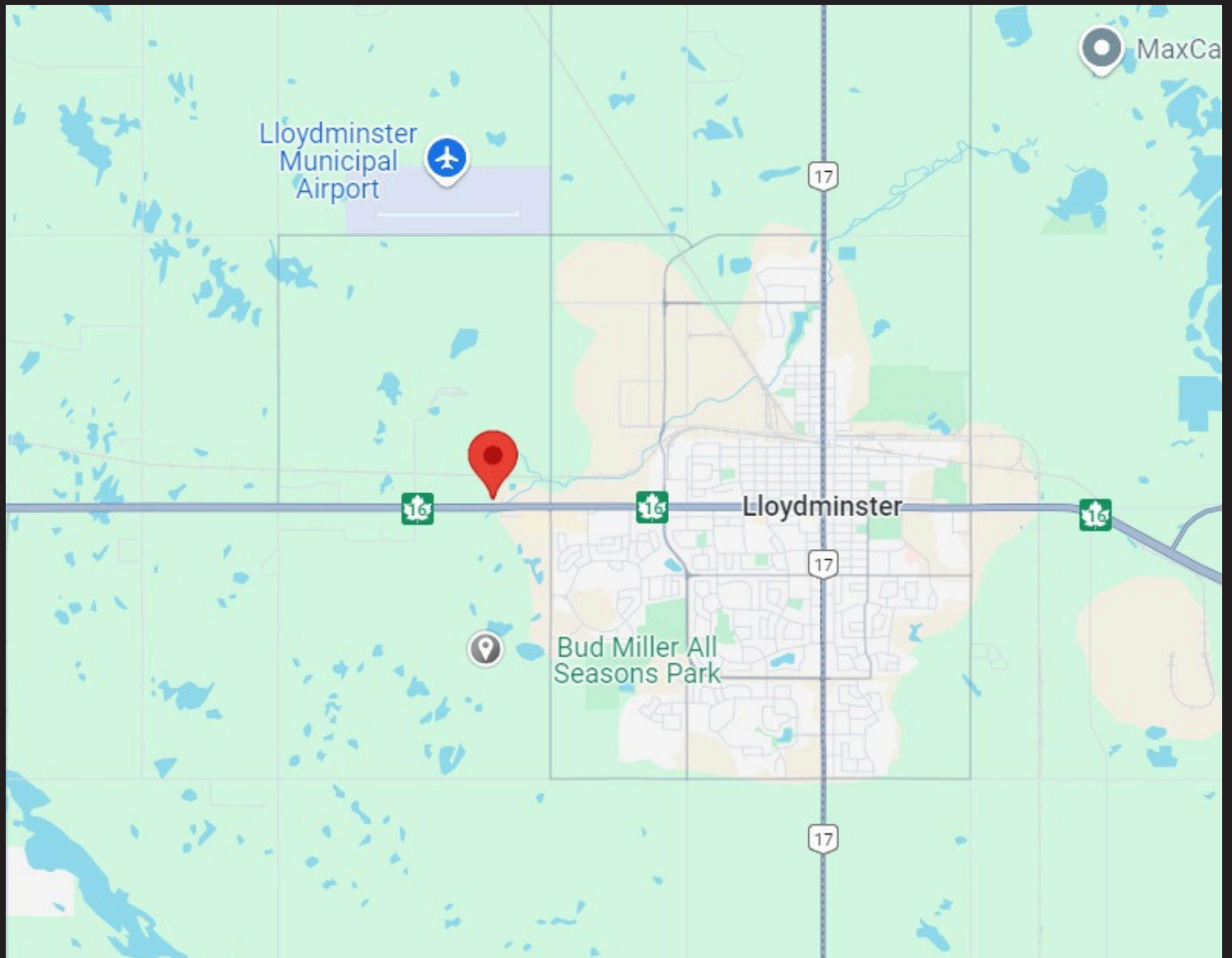
MLS #: A2200063



PROPERTY PHOTOS



LOCATION MAP



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