

# FOR LEASE

#101B, 3644 - 51 AVE  
LLOYDMINSTER, AB



*Deb Kent Fleck*  
Realtor®

MUSGRAVE AGENCIES  
1202 - 50 AVE  
LLOYDMINSTER, AB T9V 0Y1  
780-875-9159 / C: 780-808-7188



## ZONING

## LEGAL DESCRIPTION

## PRICE

C1, CENTRAL COMMERCIAL

Lot 5, Block 12, Plan 1125017

\$14.95 / SF

COMMERCIAL MIX

YEAR BUILT: 2012

SQUARE FEET: 1,339

**A2096069**

- Well maintained complex
- Excellent exposure along the north side of 36 Street
- High visibility makes this an attractive space
- A single bay unit with one overhead door at the rear for ease of deliveries
- Full windows on the east side
- Additional 1,225 SF available
- Space is ready for your lease improvements to suit your business
- Triumph Centre offers a very appealing architectural design/color and lots of parking available
- One of the owners is a licensed realtor in the provinces of AB & SK
- Common costs are approx. \$5.45 / SF and include garbage, parking lot snow removal/maintenance and lawn maintenance.