

**1,000 SF OFFICE SPACE**



**3704 51 AVENUE, UNIT #107**  
**Lloydminster, AB**

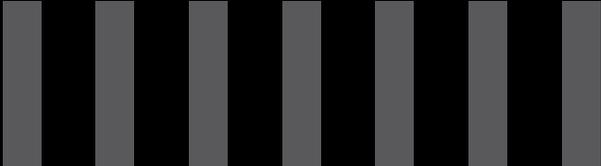
---

**Lane Columbine, REALTOR®**  
780.808.0620  
lane@musgraveagencies.com

**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB

Independently Owned & Operated

FOR LEASE



ROYAL LEPAGE®  
**COMMERCIAL™**

# \$16.50/SF ANNUALLY

## Property Features

- 1,000 SF space front 51 Avenue
- Great visibility with signage facing a busy street location.
- The flexibility of the interior means it could fit many user types.
- Currently this space is divided into an open area waiting room/reception, 3 offices, washrooms and storage area.
- An abundance of parking in this development with other high traffic restaurants, food services and other service type businesses.

## Property Overview

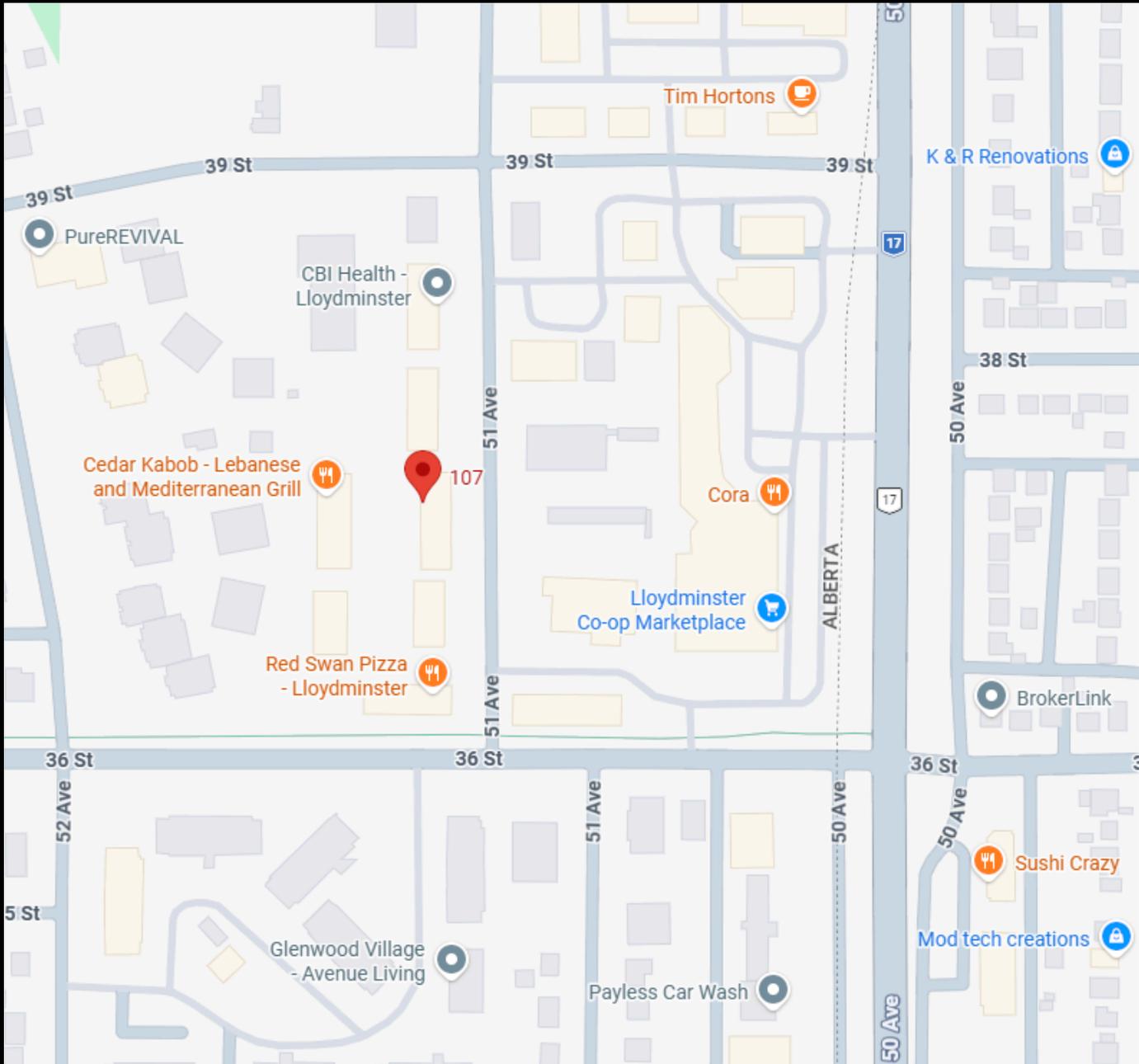
- Zoning: C1, Central Commercial District
- Year Built: 2013
- Occupancy Costs: \$7.23/SF Occupancy Costs Include: Insurance, Maintenance, Property Tax
- MLS#: A2283450

PROPERTY OVERVIEW

PROPERTY PHOTOS



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information ©2024 Bridgemarq Real Estate Services Manager Limited. All rights reserved.