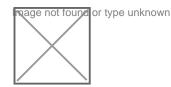


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **124, 4402 52 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lloydminster, Alberta

Listing ID: 27584

MLS ID: A2037478

\$12.50



 $\stackrel{\circ}{-}$  BRAD GILBERT

**(780)** 875-3343

☑ COLDWELL BANKER - CITY SIDE REALTY

**2** 780-875-3343

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124, 4402 52 Avenue , Lloydminster , Alberta T9V 0Y9

**Transaction Type** 

For Lease

Lease Frequency

Annually

**Building Type**Office Building

Property Type Commercial

Building Area (Sq. Ft.)

1135.00

**Electric**Single Phase

Lot Features

Near Shopping Center, Street

Lighting,Paved

Restrictions None Known **Days On Market** 

690

Zoning

C2

Year Built 1987

Property Sub Type
Office

Building Area (Sq. M.)

105.44

Cooling Central Air

**Access to Property** 

Back Alley Access, Major Shopping Nearby, Public, Strip Shopping Mall

Reports None **Lease Amount** 

12.50

Subdivision

NONE

Structure Type

Office

Legal Plan

5867 C.L.

**Construction Type** 

Wood Frame

Heating

Varies by Unit

Inclusions

N/A

Functional end unit lease space conveniently located in Plaza 44. Directly across the street from Lloyd mall shopping center with HWY 16 frontage. A bright reception area features separate room for file storage that would be perfectly suited for a dental clinic or doctors office. Water supply to office areas and abundant storage space as well. Book your showing today.

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