

FOR LEASE

1,275 SF
Commercial Space



3601C - 51 AVENUE

Lloydminster, AB

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Royal LePage Musgrave Agencies

1202 50TH Avenue, Lloydminster, AB

Independently Owned & Operated



PROPERTY OVERVIEW

\$13.00/SF

Property Features

- 1,275 SF lease space located adjacent to an extremely high traffic corridor on 36 ST and 51 AVE.
- Abundant windows for natural light
- Ideal for a retail business or office space
- Newly created lease space comes with a washroom and open area
- Design the lease area to your own specifications

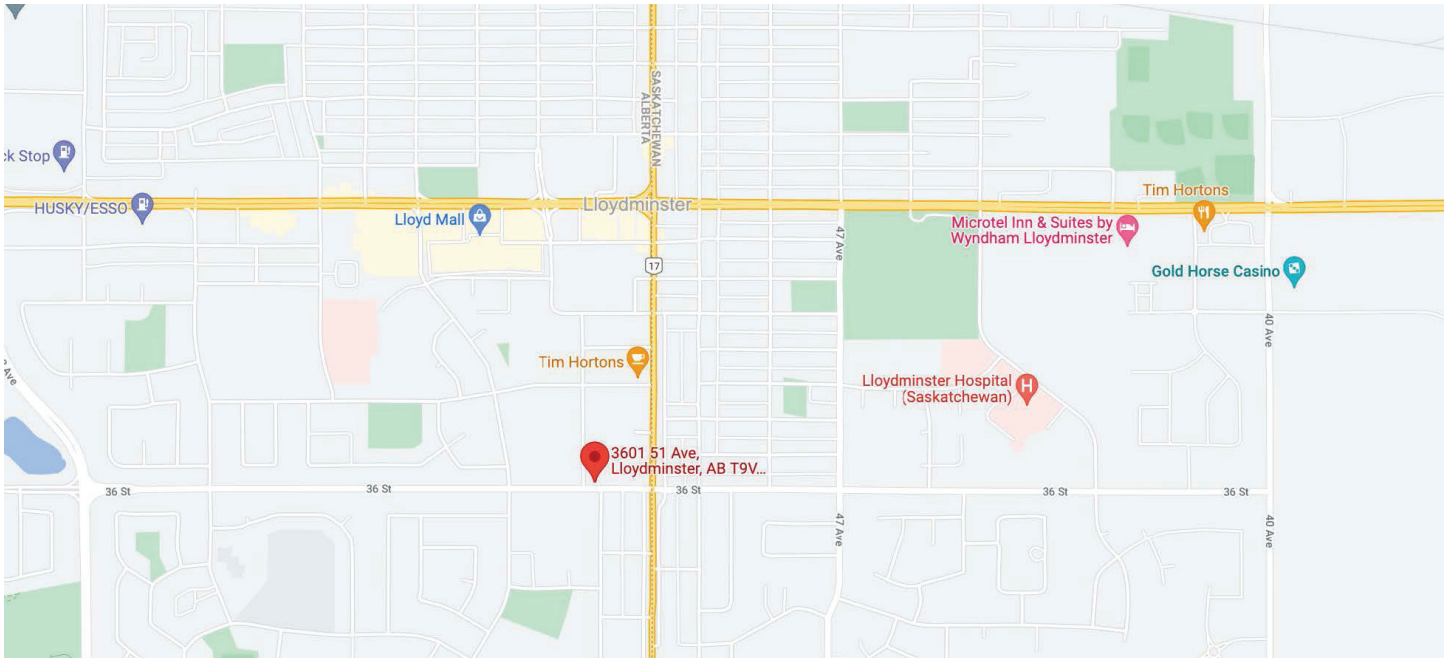
Property Overview

- Legal Description: Plan 7921523, Block X, Lot 3
- Year Built: 2000
- Zoning: C1, Central Commercial District
- Lease Space SF: 1,275
- Power: Three Phase
- Heating: Floor Model Furnace, Natural Gas
- Cooling: Central A/C
- Lease Type: Net
- Renewal Option: Yes
- Occupancy Costs: \$3.50 / SF
- Occupancy Costs Include: Insurance, Maintenance, Property Tax & Site Maintenance
- MLS #: A1155985

PROPERTY PHOTOS



LOCATION MAP



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