

**3601D - 51 AVENUE
LLOYDMINSTER, AB**

I FOR LEASE

1,424 SF COMMERCIAL SPACE



Property Overview

- Legal Description: Plan 7921523m Block X, Lot 3
- Year Built: 2000
- Zoning: C1, Central Commercial District
- Lease Space SF: 1,424 SF
- Power: Three Phase
- Heating: Floor Model Furnace, Natural Gas
- Lease Type: Net
- Renewal Option: Yes
- Occupancy Costs: \$3.50 / SF
- Occupancy Costs Include: Insurance, Maintenance, Property Tax, Site Maintenance
- MLS #: A1156017

Lane Columbine
Realtor®
780.808.0620
lane@musgraveagencies.com

**Royal LePage
Musgrave Agencies***
Independently Owned & Operated
1202 50TH Avenue
Lloydminster, AB T9V 0Y1
T 780.875.9159 | F 780.875.9120
www.royallepagecommercial.com
www.musgraveagencies.com

\$15.00/SF

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Property Features

- 1,424 SF lease space comprised from the end cap of a highly visible location
- Fronting 36 ST and close to 51 AVE
- This space features abundant windows on 3 sides flooding the space with natural light
- Ideal for a retail business or offices
- Newly created lease space comes with a washroom and open area
- Design lease area to your own specifications

Property Photos

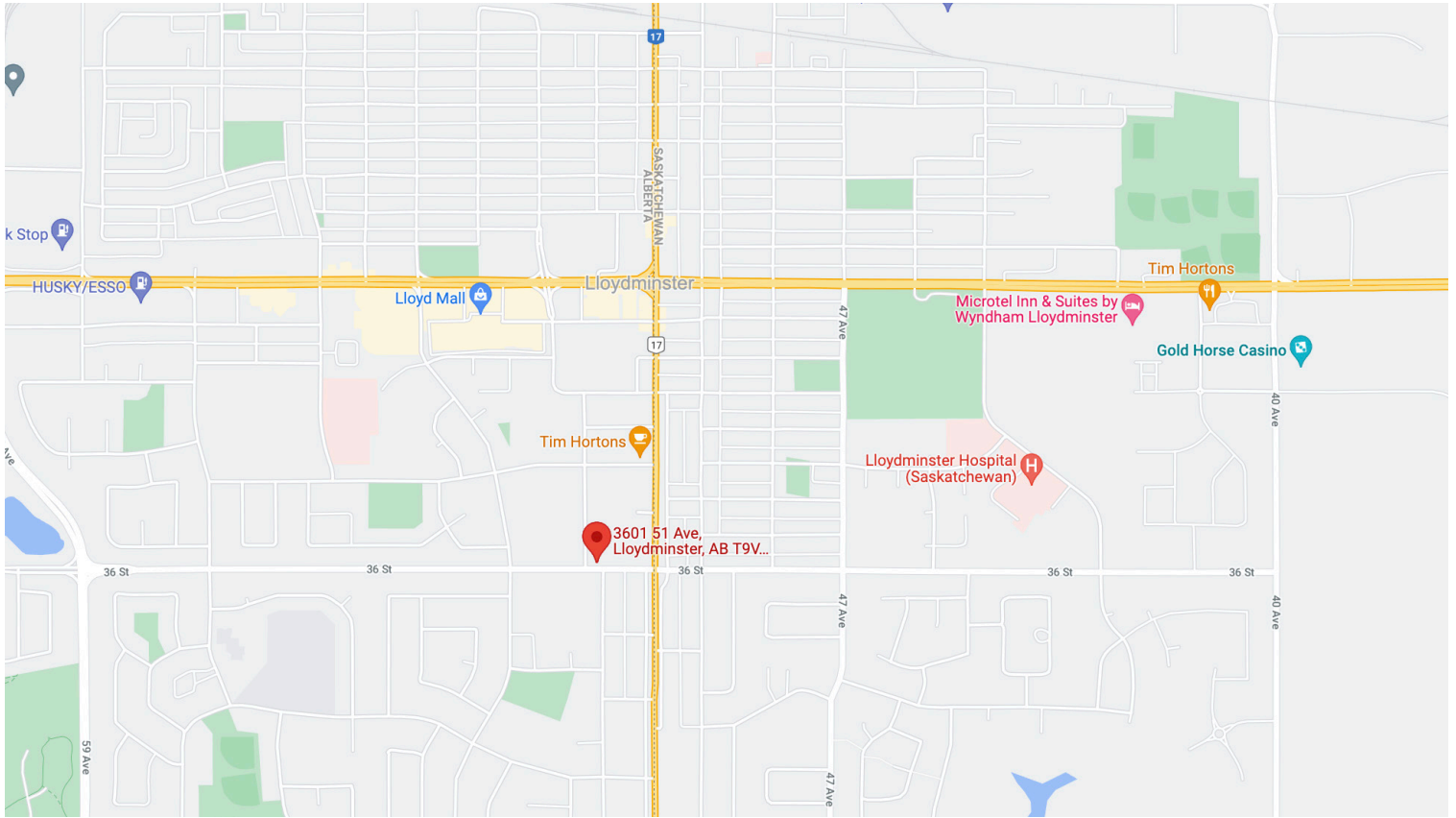


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Location Map



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