

# FOR LEASE

1,789 SF RETAIL  
SPACE



**8120 44 STREET UNIT 101,  
LLOYDMINSTER, AB**

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Royal LePage® Musgrave Agencies  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$32/SF, Annually**

## Property Features

- End unit lease space.
- Hampton Square, a beautiful upscale commercial development.
- Located on the west end of Lloydminster.
- High traffic location featuring several established businesses including: Brown's Social House, Three Trees Tap & Kitchen, Popeye's, Hampton Inn, Meridan Inn & Suites, and a full-service Co-op gas and convenience store among others.
- Other major retailers in the area include Canadian Tire, Princess Auto, Rona, and Peavey Mart.
- 4-bays are available and are located along 44th ST (Highway 16).
- They can be taken as individual units or as a pair.
- #101, end unit with 1,789 SF.
- Adjacent unit #103 has 1,754 SF.
- 2-more units #109, 1,649 SF; #111, 1,748 SF.

# PROPERTY OVERVIEW

Legal Description: Lot 4, Block 4, Plan 1524195

Year Built: 2015

Zoning: DC5, Direct Control 5

Building Size: 3,397 SF

Power: Single Phase

Heating: Natural Gas

Cooling: N/A

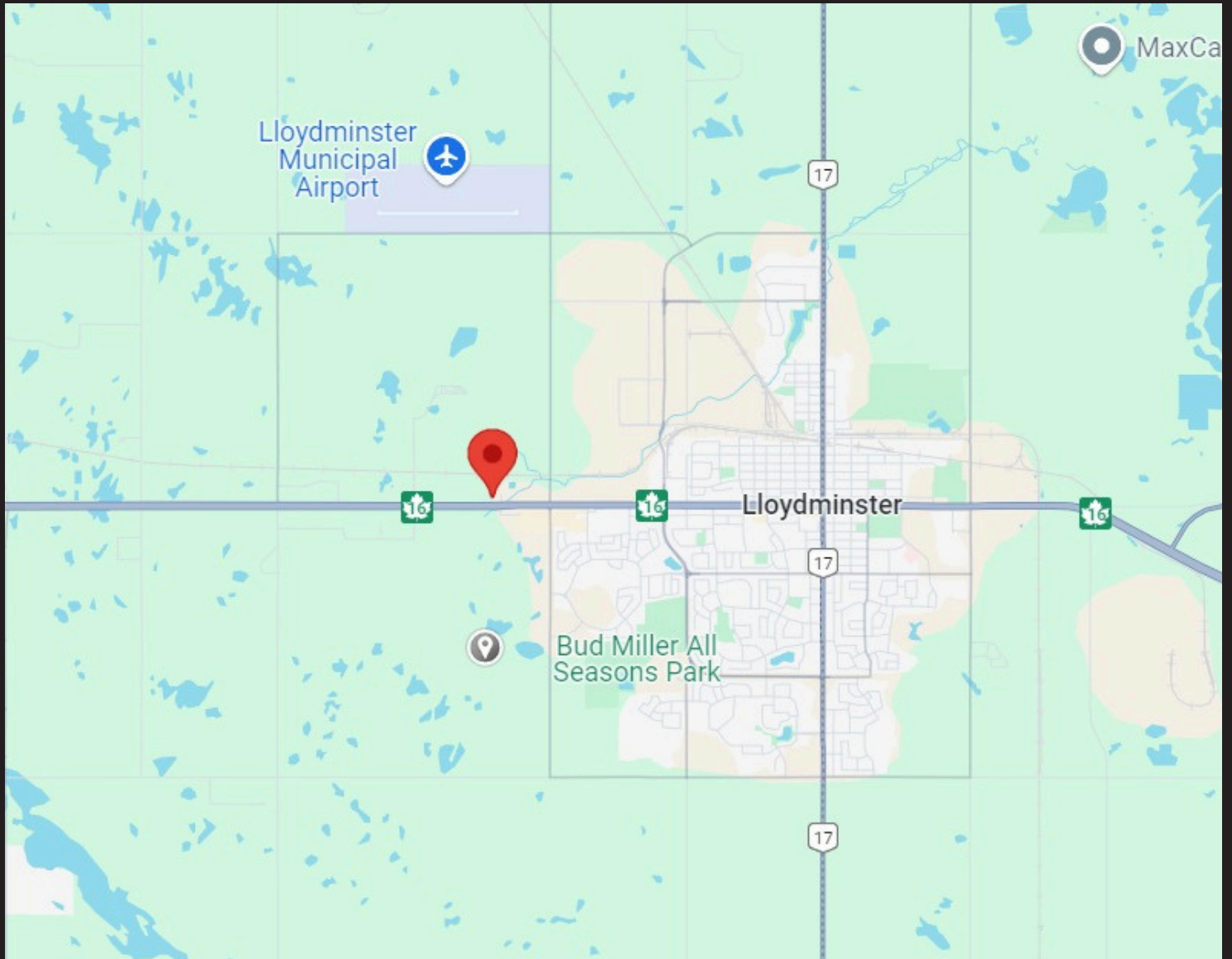
MLS #: A2200059



# PROPERTY PHOTOS



# LOCATION MAP



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