

# \$4,200 - 5720 44 Street, Lloydminster

MLS® #A2167750

**\$4,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

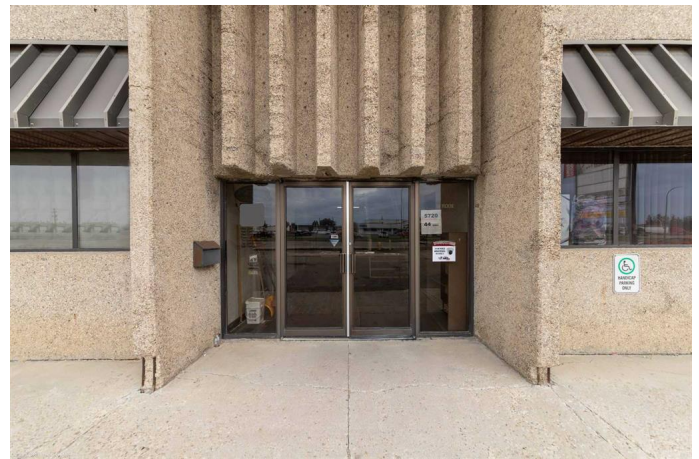
West Lloydminster, Lloydminster, Alberta

This is 2nd floor space with HWY 16 exposure, lots of parking(recently repaved)and is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This space is approximately 4600 square feet and operated as a dance studio for many years, it features 3 large studios with hardwood floors with padded underlay(easy on the body), change rooms, office space, lounge area, storage room, south facing windows, washroom facilities, a shared common area and plenty of customer parking in front of the building. This could be your next office space, medical facility, exercise center,.....or bring your own ideas. There is also back-alley access for addition your next al parking and deliveries. The lease cost is \$4,200.00 per month for the complete top floor, and includes all utilities. Owner will consider leasing smaller portions. The bottom floor is occupied with a retail business and office spaces. Call to view this prime commercial space with highway 16 visibility.

Built in 1979

## Essential Information

MLS® #	A2167750
Price	\$4,200
Bathrooms	0.00
Acres	0.00
Year Built	1979



Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	5720 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0B6

### Interior

Heating	Forced Air, Natural Gas, Floor Furnace
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### Additional Information

Date Listed	September 20th, 2024
Days on Market	307
Zoning	C2

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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