

# \$12 - 1, 5601 31 Street, Lloydminster

MLS® #A2199893

## \$12

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Steele Heights, Lloydminster, Alberta

Spacious and luminous, this end unit storefront boasts over 1700 sq ft of prime space. Bathed in natural light from large North and West windows, the atmosphere is bright, cheery and very inviting. A newly paved parking lot offers ample parking for both tenants and customers alike. The well maintained building exudes a sense of professionalism and care, ensuring a pleasant experience for all who enter. This opportunity presents excellent value at a rate of \$11.50/sq ft plus \$4.00/sq ft Common Costs. Utilities, internet, content insurance and other amenities are the responsibility of the Tenant to ensure flexibility in tailoring the space to their specific needs. Neatly kept inside and out, this property is ready to welcome your business with open arms.

Built in 1984

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2199893   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1984       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 1, 5601 31 Street |
| Subdivision | Steele Heights    |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 2H3           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 66              |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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