

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

MLS® #A2167750

**\$4,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

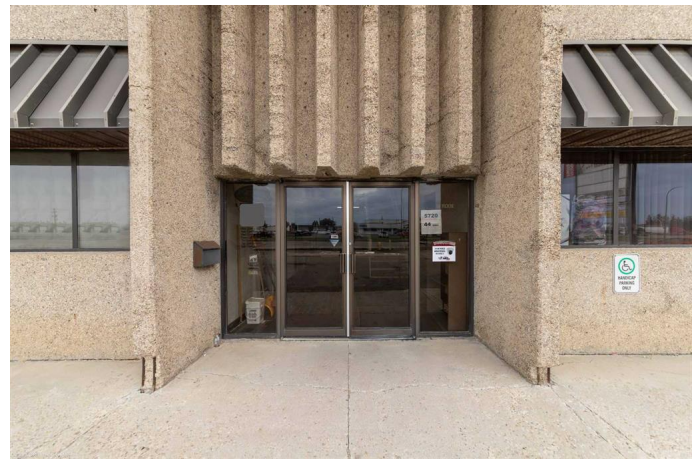
This 2nd Floor former dance studio has HWY 16 exposure, lots of parking and is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This space is approximately 4600 square feet and features 3 large studios, change rooms, office space, lounge area, storage room, south facing windows, washroom facilities, a shared common area and plenty of customer parking in front of the building. There is also back-alley access for additional parking and deliveries. The lease cost is \$4,200.00 per month for the complete top floor, and includes all utilities. 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 |
|---------|--|

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2024 |
| Days on Market | 237                  |
| Zoning         | C2                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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