

# \$16 - 103, 3752 51 Avenue, Lloydminster

MLS® #A2180111

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

This is one of the most versatile office or retail spaces available in the market today! You should view the property in person. The flexibility of this lease area means you can choose to redevelopment the space from what currently exists- choosing to develop the open area in to fixed office space, remove the cubicles workstations to open the area up for retail display, or keep the cubicle workstation office space to fully utilize as it currently exist.... just let us know what works for you!! This is some of the nicest developed office or retail space opportunities in the market today measuring 3850 square feet- the lease area features Huge window glazing which floods natural light in to the lease space. Leaseholds improvements feature a front vestibule entrance, file/storage rooms, copier room, 2 dedicated offices, men's and ladies washrooms, boardroom, kitchen/lunch area and large expansive area ideally suited for work station type division and/or your own retail display areas. Located within a new vibrant shopping district- lots of parking. This space feels new inside and is a delight to walk through- modern neutral color tones and exceptional quality will compliment any business... The space is move in ready and shows exceptionally well.

Built in 2013

## Essential Information



MLS® #	A2180111
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2013
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	103, 3752 51 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3M7

### **Interior**

Heating	Floor Furnace, In Floor
Cooling	Central Air

### **Exterior**

Construction	Wood Frame
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### **Additional Information**

Date Listed	November 18th, 2024
Days on Market	156

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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