



6601 43 Street Lloydminster AB

\$2,190,000

Well located commercial property on 1.16 acres commercial land fully leased close to McDonald, Walmart and all other shopping/amenities. Gross lease (Gross rental income \$142,571) includes Medicare (5 years until March 31, 2026), Fitness Gym (2 years until May 31, 2025) and House of Hybrids (5 years until October 31, 2027) that is operated by the seller. The asking price includes the building and business (the House of Hybrids).

Listing Presented By:



Originally Listed by:
Royal Lepage Summit Realty

paults@royallepage.ca

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

jmattie@telusplanet.net