

**UP TO 50% SUBSIDY IN A CLASS "A"  
REGIONAL POWER CENTRE**

# FORMER KUSHBAR

UNIT #104, 7701 44 Street,  
Lloydminster, AB

**1,339 SF  
AVAILABLE**

**FOR SUBLEASE**

**Jordan Murray**  
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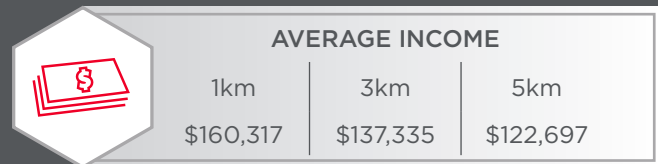
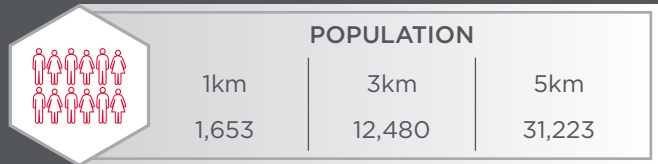
# PROPERTY DETAILS

- Join Home Depot, Winners, Home Sense, Sport Chek, Shoppers Drug Mart, Starbucks, Best Buy, and other national retailers
- Head Lease Expires: October 20, 2028
- Sublease Rate: \$31.00 per SF
- Existing tenant to subsidize subtenant rent (depending on deal terms)
- Additional Rent: \$9.60 (est. 2021)



# PROPERTY PHOTOS

# DEMOGRAPHICS



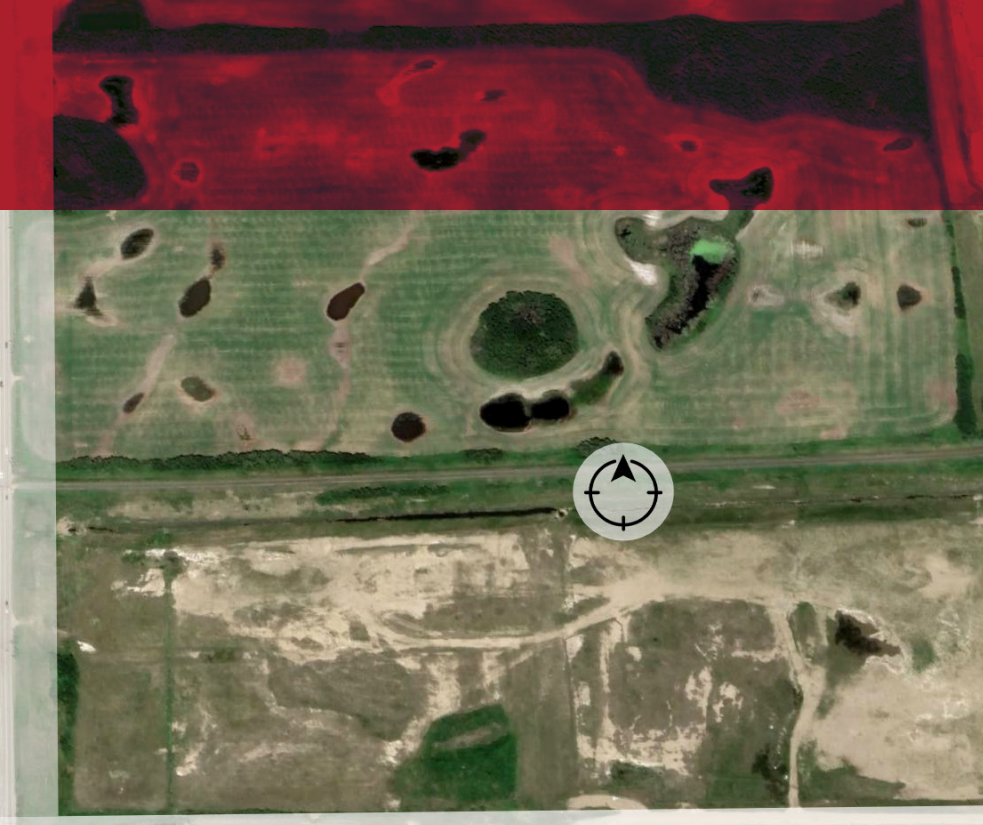
**AERIAL**



RAY NELSON DRIVE



75 AVENUE





Edmonton

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