

FOR LEASE

5601 31 Street,
Lloydminster, AB



PARKVIEW PLAZA – Retail Space For Lease

ESTABLISHED NEIGHBOURHOOD RETAIL STRIP CENTRE

RE/MAX Commercial Excel is pleased to present Parkview Plaza, a well-established commercial property offering versatile leasing opportunities in a convenient Lloydminster location.

Parkview Plaza offers flexible retail space in an established neighbourhood commercial centre at the prominent corner of 31 Street and 56 Avenue in Lloydminster.

Units 4 & 5 offer a combined $\pm 2,418$ SF, available together or separately as Unit 4 (± 978 SF) and Unit 5 ($\pm 1,440$ SF).

The space features strong storefront exposure and access to 33 front parking stalls, making it well suited for a variety of retail, service and professional users.

An additional $\pm 2,077$ SF in Unit 2 will be available July 1, 2027.

DETAILS	
Rentable Area	Units 4 & 5: $\pm 2,418$ SF Unit 4: ± 978 SF Unit 5: $\pm 1,440$ SF Unit 2: $\pm 2,077$ SF
Lease Rate	Market
Additional Rent	\$3.92/SF/annum (2026 est.)
Management Fee	5% of Basic Rent and Additional Rent
Zoning	NC
Possession	Units 4 & 5: Available now. Unit 2: July 1, 2027 (occupied; showings by appointment only w/ advance notice)

All information is preliminary, subject to change and should be independently verified.



ADEL HANAFI

Vice President - Investment Sales and Leasing
Listed in cooperation with MANISH PADANIA, RE/MAX Excellence.

Suite 502, 4730 Gateway Blvd NW, Edmonton, AB T6H 4P1.

(780) 710-2131

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FEATURED UNITS



±1,440 SF
UNIT 4



±978 SF
UNIT 5



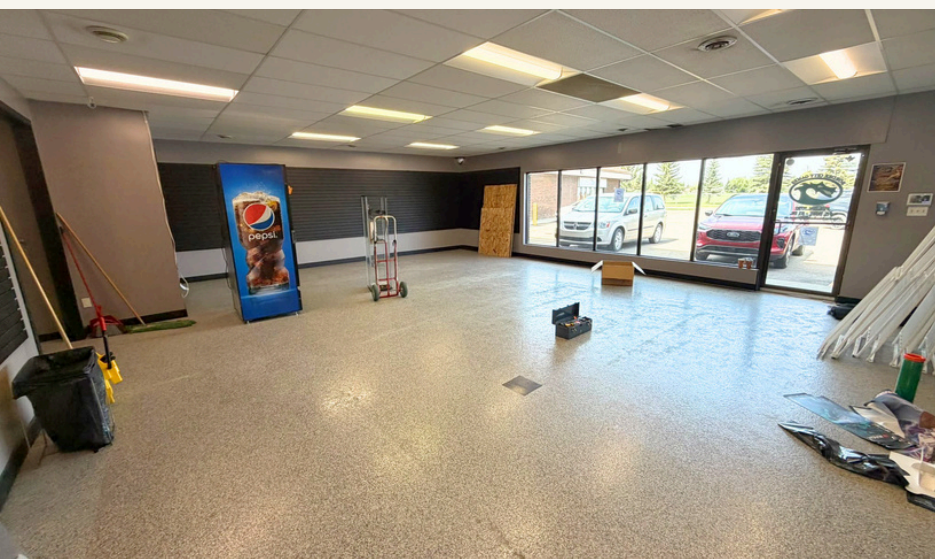
BOTH UNITS
±2,418 SF



UNIT DETAILS	
Unit 4	±978 SF — ideal for businesses seeking a smaller retail or service space
Unit 5	±1,440 SF — offers additional room for larger operations or customer areas
Combined Space	±2,418 SF — lease both units together for a larger footprint
Flexible Leasing	Choose Unit 4, Unit 5, or both units combined
Storefront Exposure	Large storefront windows facing the street and parking area
Location	Corner of 31 Street and 56 Avenue
Potential Uses	Retail, personal services and professional offices



GALLERY - UNIT 4 & 5



SECONDARY UNIT

A Future Leasing Opportunity

Position your business for the future at Parkview Plaza. This ±2,077 SF retail space offers an opportunity to establish your business within an existing neighbourhood commercial centre in Lloydminster. With a convenient corner location and access to front parking, Unit 2 is worth considering for businesses planning their next move. Available July 1, 2027.

Unit 2 Available
July 1, 2027





UNIT 2
±2,077 SF

UNIT DETAILS	
Available Area	±2,077 SF in one unit
Space Configuration	Single retail space
Availability	July 1, 2027
Showings	By appointment only while tenant-occupied
Location	Parkview Plaza, at 31 Street and 56 Avenue
Potential Uses	Retail, personal services and professional offices

TOURNAMENT CENTRE



CALL ADEL HANAFI
780.710.2131

**FOR
LEASE**
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CONTACT.

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