\$15 - 3a, 5629 44 Street, Lloydminster

MLS® #A2247039

\$15

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Highway 16 frontage with high visible exposure, lots of parking front and back, making this an excellent space for retail or professional location. Neighbouring tenants are a doctor office, massage services, fast food restaurants. Common costs are approx \$5.40 per sq. ft. and include insurance, property taxes, ground maintenance, parking lot snow removal, shared garbage removal, and property management fees. Make this space a new location for your existing business or start with great exposure. One of the owners is a licensed realtor in Alberta and Saskatchewan



Essential Information

MLS® # A2247039

Price \$15
Bathrooms 0.00
Acres 0.00
Year Built 2003

Type Commercial

Sub-Type Retail
Status Active

Community Information

Address 3a, 5629 44 Street

Subdivision Southridge
City Lloydminster







County Lloydminster

Province Alberta

Postal Code T9V 0B2

Amenities

Utilities Electricity Available, Garbage Collection, Natural Gas Available

Additional Information

Date Listed August 12th, 2025

Days on Market 84

Zoning C2

Listing Details

Listing Office MUSGRAVE AGENCIES

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