

# \$17 - 3803 51 Avenue, Lloydminster

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MLS® #A2216000

**\$17**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

This stand-alone building provides exceptional office space and is centrally located in Lloydminster. Within the 2,520 square foot layout you will find: 8 offices, board room, reception, waiting area, staff room with kitchenette, printer/copier space, 2 bathrooms, storage room, janitor room. There is parking at the back of the building and the shared parking lot out front provides plenty more spots for customers. This property is conveniently located among other professional businesses, retail and residential neighborhoods.



Built in 2004

## Essential Information

MLS® #	A2216000
Price	\$17
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	3803 51 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta

Postal Code           T9V 2C3

**Interior**

Heating               Floor Furnace, Forced Air, Natural Gas  
Cooling               Central Air

**Exterior**

Construction         Brick, Wood Frame

**Additional Information**

Date Listed           April 29th, 2025  
Days on Market       4  
Zoning                C1

**Listing Details**

Listing Office         MUSGRAVE AGENCIES

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