

# \$12 - Unit 116, 5704 44 Street, Lloydminster

MLS® #A2220939

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Office space with excellent visibility on 44th street. This 3,580 SF space is serviced with fibre optic internet and includes 4 offices with plenty of room for more offices or use a bull pen setup. 1 boardroom, 2 washrooms, 2 storage rooms and a server room. 6 parking stalls assigned to this space. There is an additional 2,420 SF available for a total of 6,000 SF if needed. Highway pylon space available for rent.

Built in 1980

## Essential Information

MLS® #	A2220939
Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	Unit 116, 5704 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2A1



**Amenities**

Parking Spaces      6

**Interior**

Heating                      Varies by Unit

Cooling                      Central Air

**Exterior**

Construction              Mixed

**Additional Information**

Date Listed                May 21st, 2025

Days on Market          58

Zoning                      C2

**Listing Details**

Listing Office              MUSGRAVE AGENCIES

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