

\$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

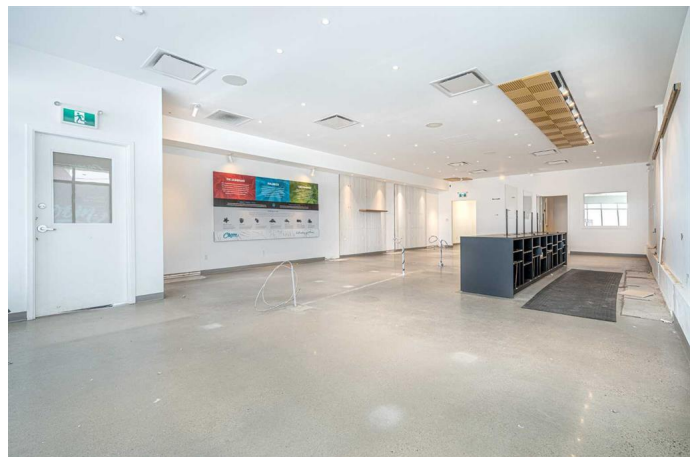
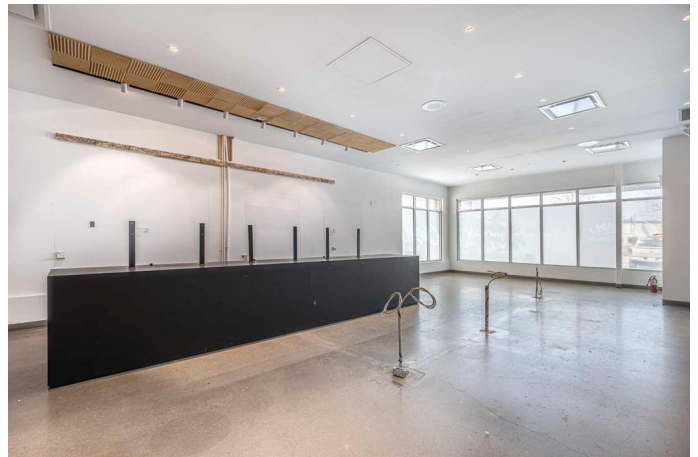
Built in 2003

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
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Additional Information

Date Listed	August 12th, 2025
Days on Market	100
Zoning	C2

Listing Details

Listing Office	MUSGRAVE AGENCIES
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