

# \$9 - 5704 44 Street, Lloydminster

MLS® #A2145368

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

This multi-tenant commercial property is located on Lloydminster's busiest road, 44th Street. Ideal for retail or office space, there are a variety of options available depending on our size requirements. The 2nd floor units available are 212 (1588 SF), 217 (1568 SF), 218 (2404 SF). The common areas in this property include washrooms, hallways, foyer and exterior paint have recently been updated and presents a modern professional image. There is drive-up, store front space available on the main floor while the second floor can provide south views with a balcony and has elevator access. Whether you need a single office or you need room for a large corporation be sure to add this one to your list! This property is surrounded by hotels, restaurants and professional services and a high school is just a short walk away.

Built in 1979

## Essential Information

MLS® #	A2145368
Price	\$9
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

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

## Interior

Heating	Baseboard, Hot Water, None
Cooling	Central Air

## Exterior

Construction	Mixed
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## Additional Information

Date Listed	July 2nd, 2024
Days on Market	276
Zoning	C2

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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