

# \$19 - 2a, 5405 44 Street, Lloydminster

MLS® #A2176413

**\$19**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Highway frontage air conditioned space perfect for a professional office, consisting of 3 large offices, a reception area, open meeting space, 1 bathroom plus storage. This space can easily be converted to add additional office, or convert to a retail space. Quality leasehold improvements already in place. One of the owners is a licensed realtor in the Provinces of Alberta and Saskatchewan. Please show during regular office hours of the tenant with 24 hrs notice preferred.

Built in 1995

## Essential Information

MLS® #	A2176413
Price	\$19
Bathrooms	0.00
Acres	0.00
Year Built	1995
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	2a, 5405 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0A9



## Exterior

Lot Description      Near Shopping Center, Paved

## Additional Information

Date Listed            October 30th, 2024

Days on Market      156

Zoning                 C2

## Listing Details

Listing Office         MUSGRAVE AGENCIES

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