

# \$14 - 116, 4402 52 Avenue, Lloydminster

MLS® #A2235230

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Convenient HWY 16 frontage office in highly visible Plaza 44. This updated lease space includes reception area, four offices and storage. Ready to move in! Perfect for professional services such as Lawyers, Accountants or Doctors.

Built in 1987

## Essential Information

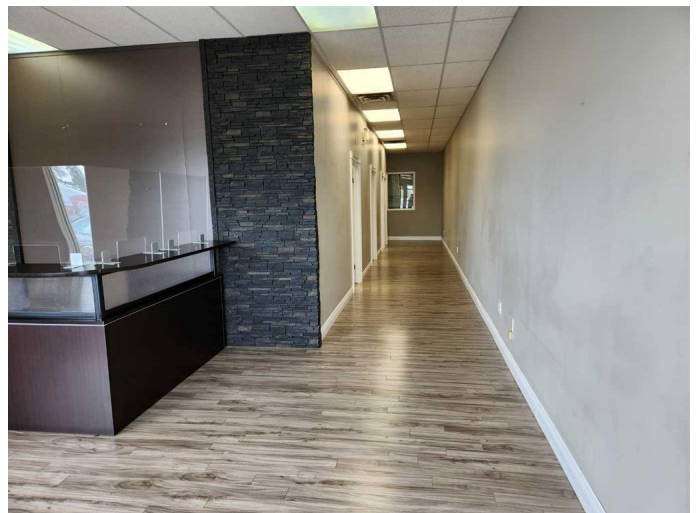
|            |            |
|------------|------------|
| MLS® #     | A2235230   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1987       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 116, 4402 52 Avenue |
| Subdivision | West Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 0Y9             |

## Interior

|         |             |
|---------|-------------|
| Heating | Other       |
| Cooling | Central Air |



**Exterior**

Construction            Wood Frame

**Additional Information**

Date Listed            June 26th, 2025  
Days on Market        135  
Zoning                  C2

**Listing Details**

Listing Office           COLDWELL BANKER - CITY SIDE REALTY

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