

# \$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

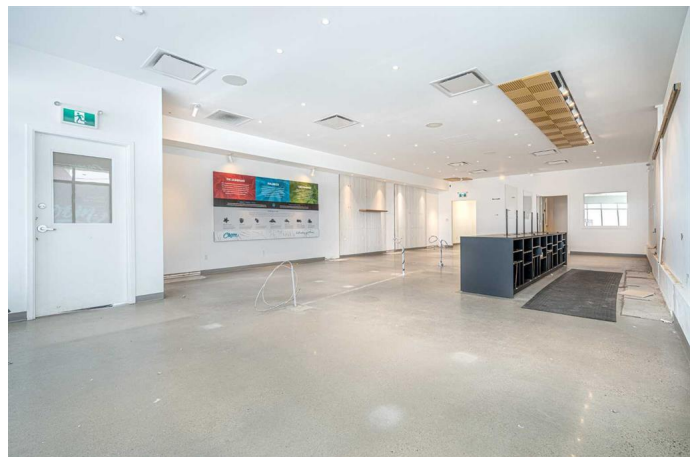
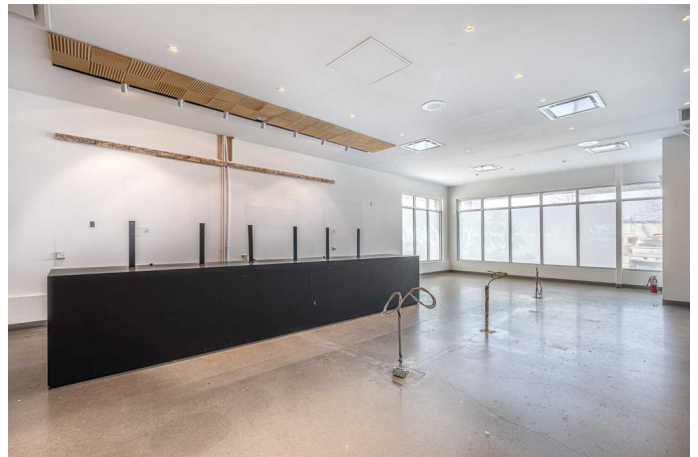
Built in 2003

## 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 |
|-----------|------------------------------------------------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 6                 |
| Zoning         | C2                |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.