

# \$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      159

Zoning                 C2

## Listing Details

Listing Office         MUSGRAVE AGENCIES

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