

\$9 - 5704 44 Street, Lloydminster

MLS® #A2220941

\$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® #	A2220941
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
--------------	-------

Additional Information

Date Listed	May 21st, 2025
Days on Market	80
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.