

# \$15 - A, 5716 44 Street, Lloydminster

MLS® #A2225133

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

Unit A - This fully renovated strip mall, located in a high-traffic area of Lloydminster, presents an outstanding opportunity for your next retail venture. Renovated in 2018 and available for immediate occupancy, the property boasts prime frontage along the Yellowhead Highway, offering excellent exposure and visibility. The available 3,089 square feet includes an alleyway docking door and warehouse options, providing flexible solutions for a variety of business needs. For those requiring more space, the neighboring unit can also be leased, bringing the total up to 6,177 square feet. With established tenants such as Alberta Massage College, 3 Deez, and Modern Beauty, this location offers strong neighboring traffic and a vibrant setting for your business.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2225133   |
| Price      | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | A, 5716 44 Street |
| Subdivision | West Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0B6           |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|            |                |
|------------|----------------|
| Roof       | Asphalt/Gravel |
| Foundation | Block          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 42                |
| Zoning         | C2                |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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