

# \$1,100 - Top Floor, South East Pt., 5720 44 Street, Lloydminster

MLS® #A2258450

**\$1,100**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

1200 square feet of HWY 16 High Exposure lease space. From the large south facing windows you can watch the customers drive into your business off of Highway 16. This 2nd floor lease space is in a highly visible location adjacent to the busy Yellowhead Highway 16. Your business will be seen by all the traffic that drives through Lloydminster, plus all of our local traffic. The parking lot is easily accessible with lots of room and has recently been repaved. This property is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This 1200 square foot space features a reception area, office space, lounge area, storage rooms and south facing windows. This could be your next office space, medical office, meeting center or bring your own business ideas. There is a shared common area entry, bathrooms and plenty of customer parking in front of the building. . There is also back-alley access for additional parking and deliveries. The lease cost is \$1,100.00 per month and includes all utilities. Owner will consider leasing out a larger portion. The bottom floor is occupied with a retail business and office spaces. Call to view this prime commercial space with highway 16 visibility.

Built in 1979

## Essential Information



|            |            |
|------------|------------|
| MLS® #     | A2258450   |
| Price      | \$1,100    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

### Community Information

|             |                                           |
|-------------|-------------------------------------------|
| Address     | Top Floor, South East Pt., 5720 44 Street |
| Subdivision | West Lloydminster                         |
| City        | Lloydminster                              |
| County      | Lloydminster                              |
| Province    | Alberta                                   |
| Postal Code | T9V 0B6                                   |

### Interior

|         |                                        |
|---------|----------------------------------------|
| Heating | Forced Air, Natural Gas, Floor Furnace |
|---------|----------------------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 61                   |
| Zoning         | C2                   |

### Listing Details

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

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