

# \$11 - 1a, 5803 63 Avenue, Lloydminster

MLS® #A2178307

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.83 Acres

North Industrial, Lloydminster, Alberta

Nicely finished office space on a busy traffic corridor and visible to 62 Avenue. 1000 sq. ft. with one washroom, 5 offices or 4 offices and a board room. Plenty of on site paved parking. One of the owners is a licensed realtor in the province of Alberta

Built in 2005

## Essential Information

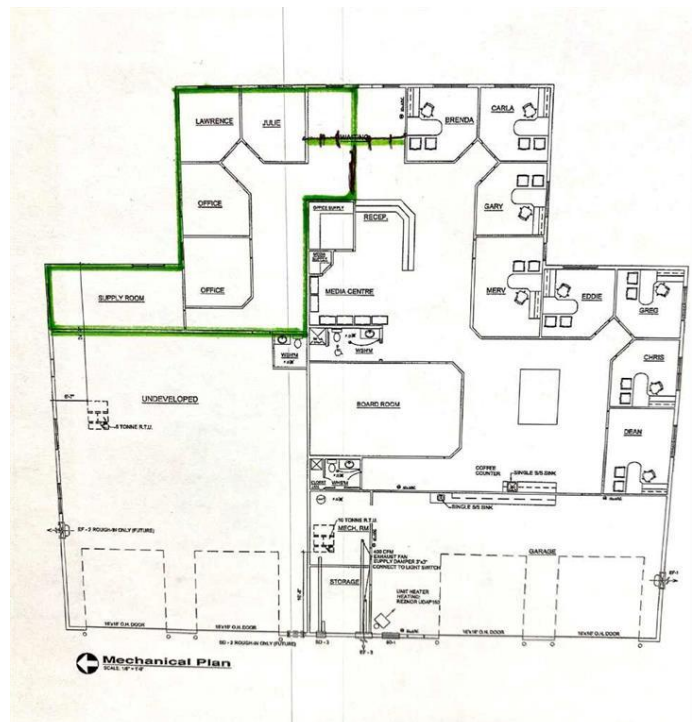
|            |            |
|------------|------------|
| MLS® #     | A2178307   |
| Price      | \$11       |
| Bathrooms  | 0.00       |
| Acres      | 0.83       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1a, 5803 63 Avenue |
| Subdivision | North Industrial   |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Alberta            |
| Postal Code | T9V 2X9            |

## Interior

|         |                       |
|---------|-----------------------|
| Heating | Baseboard, Geothermal |
| Cooling | Central Air           |



**Exterior**

Construction            Metal Siding, Stucco, Wood Frame

**Additional Information**

Date Listed            November 8th, 2024  
Days on Market        364  
Zoning                  I2

**Listing Details**

Listing Office           MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.