

# \$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	2
Zoning	C2

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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