

# \$4,200 - 5720 44 Street, Lloydminster

MLS® #A2247495

**\$4,200**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

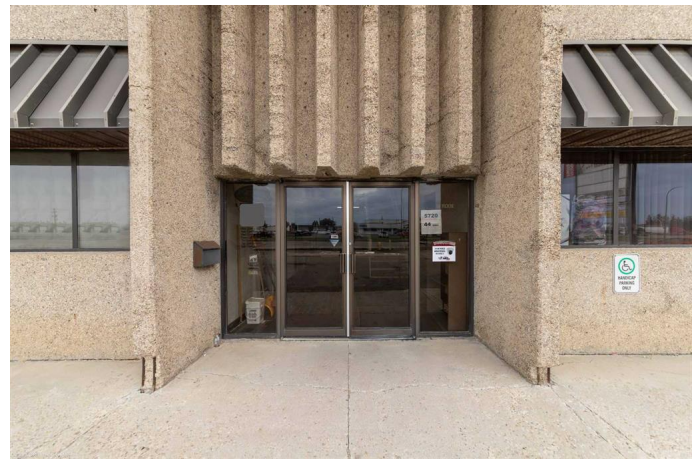
HWY 16 High Exposure lease space. This 2nd floor lease space is in a highly visible location adjacent to the busy Yellowhead Highway 16. Your business will be seen by all the traffic that drives through Lloydminster, plus all of our local traffic. The parking lot has lots of room and has recently been repaved. This property is surrounded by other commercial amenities including restaurants, automotive and retail businesses. This 4600 square foot space features 3 large open rooms with hardwood floors that are in excellent condition and have high quality underlay(former dance studio floors and easy on the body). Also included is office space, lounge area, storage rooms, south facing windows, washroom facilities, a shared common area entry and plenty of customer parking in front of the building. This could be your next office space, medical facility, exercise center,.....or bring your own ideas. There is also back-alley access for additional parking and deliveries. The lease cost is \$4,200.00 per month for the complete top floor, and includes all utilities. Owner will consider leasing out smaller portions. 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® #

A2247495



Price	\$4,200
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	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	August 10th, 2025
Days on Market	1
Zoning	C2

### Listing Details

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

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.