

\$2,100 - Top Floor West Side, 5720 44 Street, Lloydminster

MLS® #A2258448

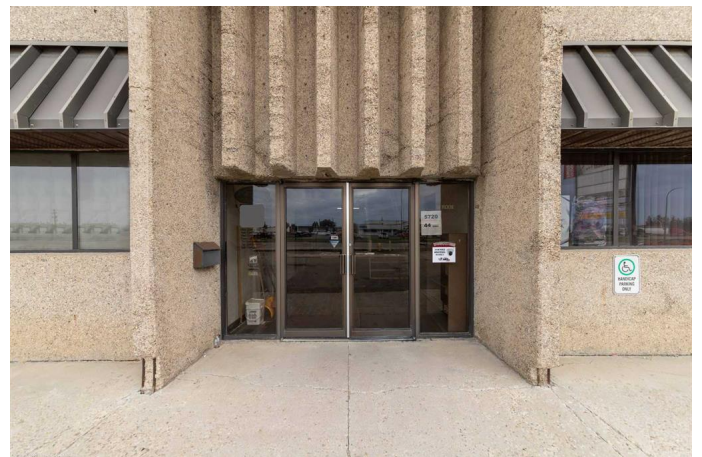
\$2,100

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

HWY 16 High Exposure lease space - WEST HALF OF TOP FLOOR. This 2100 square foot 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, salon, automotive and retail businesses. This 2100 square foot space features 2 large rooms with hardwood floors that are in excellent condition and have high quality underlay(former dance studio floors), which makes it an excellent place for karate, taekwondo, yoga, or a fitness center. If you are thinking office space this floor will make the work day seem shorter. Bring your business ideas. There is a shared common area entry, washrooms 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 \$2,100.00 per month and includes all utilities. Owner will consider leasing out larger 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® #	A2258448
Price	\$2,100
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	Top Floor West Side, 5720 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0B6

Interior

Heating	Forced Air, Natural Gas, Floor Furnace
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Additional Information

Date Listed	September 18th, 2025
Days on Market	7
Zoning	C2

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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