

\$15 - 1b, 5405 44 Street, Lloydminster

MLS® #A2087419

\$15

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Lloydminster City, Lloydminster, Alberta

Perfect small office space in a prime high-exposure location just west of Lloyd Mall along Highway 16. The "Wayside Plaza" is a large commercial mix, strip mall with adjacent tenants including retail options, hair salon, medical professionals & sit-down restaurant. Ample paved parking. This is a nicely finished office space with a large reception area, 3 full offices, meeting room, kitchenette and wheelchair accessible washroom is ready to move into. Occupancy costs are \$5.50/SF and include building insurance, common area maintenance, garbage removal, landscape maintenance, property management fees, property taxes, sign maintenance, and snow removal. One of the owners is a licensed realtor in the provinces of AB and SK.



Built in 1995

Essential Information

MLS® #	A2087419
Price	\$15
Sold Price	\$15
Bathrooms	0.00
Acres	0.00
Year Built	1995
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	1b, 5405 44 Street
Subdivision	West Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0A9

Additional Information

Date Listed	October 13th, 2023
Date Sold	May 9th, 2024
Days on Market	209
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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