

\$17 - 4a, 3708b 50 Avenue, Lloydminster

MLS® #A2088132

\$17

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Located in the Southridge Centre next to Co-Op grocery, Cora, and Marble Slab to name a few, this 950 SQFT space is in a great location with lots of traffic! Ideally set up for retail, this space is wide open up front and features a staff area and 2-piece bathroom. However, the C2 zoning allows for a variety of businesses and could be built out for a small office as well. Up to a 5-year sublease with options to renew available. Option to advertise on the pylon sign for a monthly fee. Occupancy costs are \$7.56/SQFT and include: gas and power utilities, building Insurance, Common Area Maintenance, Garbage Removal, Landscape Maintenance, Property Taxes & Snow Removal.

Built in 1980

Essential Information

MLS® #	A2088132
Price	\$17
Sold Price	\$17
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information



Address	4a, 3708b 50 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0V7

Interior

Heating	Natural Gas, Other
Cooling	Central Air

Additional Information

Date Listed	October 17th, 2023
Date Sold	July 8th, 2024
Days on Market	262
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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