

# \$13 - B, 3801 51 Avenue, Lloydminster

MLS® #A2174603

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Beautiful office or retail space in a professional commercial development. Centrally located among a variety of retail businesses including restaurants, salons, and grocery stores as well as next to professional businesses. At 2,587 SF, this lease space includes a large reception and retail area with 12'™ ceilings, as well as 3 large offices, boardroom, kitchen/staff room, 2 x 2-piece bathrooms, file room, storage room and server/storage room. A large parking lot provides for plenty of parking. Op costs are \$5.34/sf and are inclusive of snow removal, garbage, parking lot maintenance, property taxes, property insurance. Utilities are separately metered. This property is zoned C1 "Central Commercial and includes a long list of permitted uses including restaurant and retail, esthetics, office, health services and child care facility to name a few.

Built in 2004

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2174603   |
| Price      | \$13       |
| Sold Price | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2004       |
| Type       | Commercial |
| Sub-Type   | Retail     |



Status                      Sold

**Community Information**

Address                    B, 3801 51 Avenue  
Subdivision               Southridge  
City                        Lloydminster  
County                    Lloydminster  
Province                  Alberta  
Postal Code              T9V 2C3

**Interior**

Heating                   Forced Air, Natural Gas  
Cooling                   Central Air

**Additional Information**

Date Listed               October 22nd, 2024  
Date Sold                December 17th, 2024  
Days on Market        56  
Zoning                    C1  
HOA Fees                0.00

**Listing Details**

Listing Office            MUSGRAVE AGENCIES

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