

# \$16 - 103a, 3752 51 Avenue, Lloydminster

MLS® #A2192040

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Great opportunity to relocate your office or your retail business. This 1750 square foot newer developed space is located in a busy location with an abundance of parking. Zoned C1, Central Commercial District, this location has a long list of permitted and discretionary uses. The space proposed will be a total of 1750 square feet featuring Huge store front windows, front vestibule area, newer finishing which can be improved upon or changed according to your needs. This property is within a vibrant shopping district with food services, office space and retail type businesses. Currently this space is also listed for lease as larger space totaling 3850 square feet under MLS A2180111.

Built in 2013

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2192040   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2013       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 103a, 3752 51 Avenue |
|---------|----------------------|



|             |              |
|-------------|--------------|
| Subdivision | Southridge   |
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Alberta      |
| Postal Code | T9V 3M7      |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | In Floor, Floor Furnace |
| Cooling | Central Air             |

### **Exterior**

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 81                 |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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