

# \$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
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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
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### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	77

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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