

\$5,650,000 - 44 75 Avenue, Lloydminster

MLS® #A2236161

\$5,650,000

0 Bedroom, 0.00 Bathroom,
Land on 18.83 Acres

West Commercial, Lloydminster, Alberta

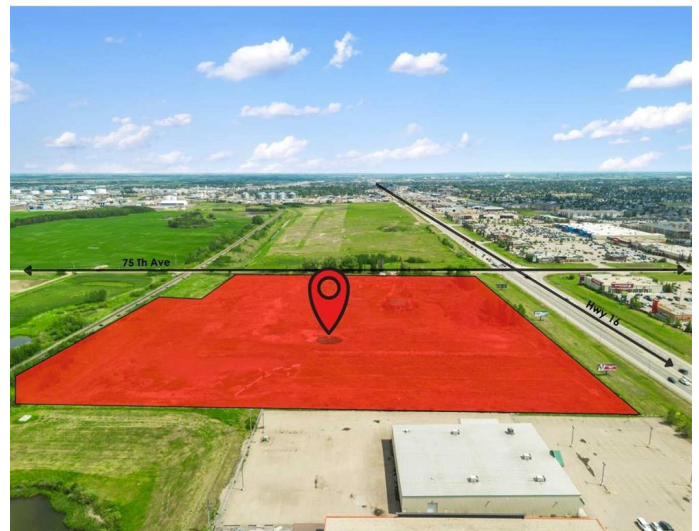
Commercial development land in a prime location and on the highly visible corner of 44th Street (Highway 16) and 75th Avenue. +/- 18.83 acre parcel zoned C2 "Highway Corridor Commercial. This corner parcel is situated at a full set of lights and is next to a variety of commercial sites including but not limited to Wal-Mart, Sobey's, Home Depot, Rona, Princess Auto, Sport Chek, Best Buy as well as several restaurants, professional services and other retail stores. This is a judicial sale and the seller and seller's listing brokerage make no warranties or representations regarding this property. Schedule A must accompany all offers and can be obtained from the listing brokerage.

Essential Information

MLS® #	A2236161
Price	\$5,650,000
Bathrooms	0.00
Acres	18.83
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	44 75 Avenue
Subdivision	West Commercial
City	Lloydminster



County	Lloydminster
Province	Alberta
Postal Code	T9V 0Y6

Additional Information

Date Listed	July 2nd, 2025
Days on Market	119
Zoning	C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.