

# \$15 - 101b, 3644 51 Avenue, Lloydminster

MLS® #A2184100

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Well maintained complex with excellent exposure along the north side of 36 Street and high visibility makes this an attractive space for your development. This is a single bay unit with one rear overhead door making deliveries a breeze. Full windows on the east side, landlord will install glass front door. This space is ready for your improvements to suite your business. The Triumph Centre offers a very appealing architectural design/color and lots of parking available both front and back. One of the owners is a licensed realtor in the provinces of AB & SK. Common costs are approximately \$5.75 and include garbage, parking lot snow removal/maintenance and lawn maintenance.

Built in 2012

## Essential Information

MLS® #	A2184100
Price	\$15
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address 101b, 3644 51 Avenue



Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2C3

### **Interior**

Heating	Natural Gas
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### **Exterior**

Construction	Vinyl Siding, Wood Frame
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### **Additional Information**

Date Listed	December 19th, 2024
Days on Market	142
Zoning	C1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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