# \$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 â€" 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 121

Zoning C2

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.