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

MLS® #A2184100

#### \$15

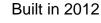
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

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.







#### **Essential Information**

MLS® #	A2184100
Price	\$15
Bathrooms	0.00
Acres	0.00
Year Built	2012
Туре	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
Exterior	
Construction	Vinyl Siding, Wood Frame
Additional Information	
Date Listed	December 19th, 2024
Days on Market	140

# Zoning C1

### **Listing Details**

Listing Office MUSGRAVE AGENCIES

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