

# \$16 - Suite D, 6209 44 Street, Lloydminster

MLS® #A2170867

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to the Yellowhead Business Centre!  
This is a well managed, professional, multi-tenant, office building in a highly visible location along 44th Street. This main floor corner unit has lots of windows and tons of drive by visibility! This space includes 2 bathrooms, reception and waiting area, 6 offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space. This property also features highway pylon signs and lots of paved parking at the front and back as well as electrical plug-ins.

Built in 1978

## Essential Information

MLS® #	A2170867
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	Suite D, 6209 44 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster



Province	Alberta
Postal Code	T9V 0G1

**Additional Information**

Date Listed	October 4th, 2024
Days on Market	302
Zoning	c2

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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