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

MLS® #A2184100

#### \$15

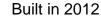
0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

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	
Dave on Market	141	

Days on Market	141
Zoning	C1

## **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.