

# \$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 "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	14
Zoning	C2

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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