

# \$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

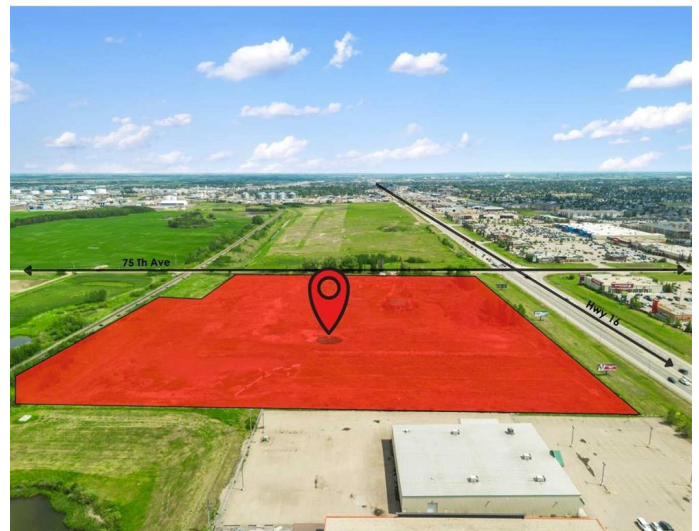
Commercial development land in a prime location and on the highly visible corner of 44th Street (Highway 16) and 75th Avenue. +/- 18.83 acre parcel zoned C2 "Highway Corridor Commercial. This corner parcel is situated at a full set of lights and is next to a variety of commercial sites including but 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 | 82             |
| Zoning         | C2             |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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