

# \$15 - 130, 4410 52 Avenue, Lloydminster

MLS® #A2235297

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Lloydminster, Alberta

A great business opportunity! Highly visible  
4,800 square feet of lease space in Plaza 44!  
Perfect spot for a pub or a restaurant with  
plenty of parking and a high traffic location just  
off of HWY 16!

Built in 1987

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2235297   |
| Price      | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1987       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

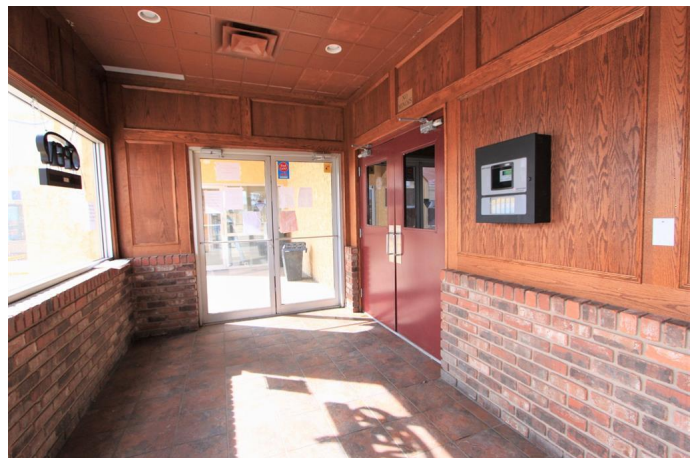
## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 130, 4410 52 Avenue |
| Subdivision | NONE                |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 1T4             |

## Interior

|         |                |
|---------|----------------|
| Heating | Varies by Unit |
| Cooling | Central Air    |

## Exterior



|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | City Lot, Street Lighting, Near Shopping Center, Paved |
| Construction    | Wood Frame                                             |
| Foundation      | Wood                                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 41              |
| Zoning         | C2              |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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