

# \$14 - 7, 5405 44 Street, Lloydminster

MLS® #A2265737

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Lloydminster, Alberta

Immaculate retail location in Wayside Plaza with excellent exposure in a high traffic corridor adjacent to Lloyd Mall. Open retail space with storage and one finished washroom. Neighboring tenants include a restaurant, dentist, optometrist, hair salon, jewelry store and travel. Make Wayside Plaza the home for your business whether professional services or retail.



Built in 1988

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2265737   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1988       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7, 5405 44 Street |
| Subdivision | NONE              |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Alberta           |
| Postal Code | T9V 0A9           |

## Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|--------------------------------------------------------------------------------|

## Exterior

|              |            |
|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2025 |
|-------------|--------------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |    |
|--------|----|
| Zoning | C2 |
|--------|----|

## 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.