

**12,360 SF RETAIL SPACE**



**5402 44 ST.  
LLOYDMINSTER, AB**

**Chris Parsons, REALTOR®**

780.871.2294

chris@musgraveagencies.com

**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

**FOR SALE**

\$1,300,000.00

## Property Features

---

- Incredible Opportunity for your business or investment portfolio in one of Lloydminster's busiest commercial locations.
- Situated along 44th Street directly across from the Lloyd Mall at the signalized intersection of 54th Avenue and 44th Street, this property offers outstanding visibility and accessibility.
- Over 12,000 square feet, the steel-frame building includes front-end retail space, warehouse and shipping/receiving areas, plus second-floor offices, a boardroom, staff room, washrooms, and additional storage.
- The property supports a wide variety of uses including retail, automotive and equipment repair, fitness, health services, pet care, and many more.
- Front and rear parking, along with side alley access, provide convenient access for customers, staff, and deliveries.
- The current business is not included in the sale and is not for sale.

### PROPERTY OVERVIEW:

**Legal Description:** Lot 1-4, Block 40, Plan 953HW

**Year Built:** 1973

**Square Feet:** 12,360

**Building Type:** Retail

**Subdivision:** West Lloydminster

**Zoning:** CC

**Tax Year 2026 :** \$19,120.00

**MLS #:** A2318467

PROPERTY OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemarq Real Estate Services Inc. and Bridgemarq Real Estate Services Manager Limited. All offices are independently owned and operated, except those marked as indicated at [rlp.ca/disclaimer](http://rlp.ca/disclaimer). Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemarq Real Estate Services Manager Limited. All rights reserved.