

# \$1,700,000 - 6601 43 Street, Lloydminster

MLS® #A2178529

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.16 Acres

Parkview Estates, Lloydminster, Alberta

Fantastic commercial property that provides a functional building design making it suitable for multiple tenants or, with some modifications, a great space for a single user. The +/- 1.16 acre site is paved and has drive-around access. The building measures 88' x 115' plus 10' x 6' entrance build-out. There is usable second-floor space that is suitable for staff rooms, additional office, or storage. It also features 16' ceiling height, a 10' x 12' overhead door, and multiple washrooms. It is currently divided into 2 lease spaces which include World Class Gym and Medicare. The original use of the building was for a single user and for the most part it was wide open. This property is easily accessible from 44th street and is conveniently located next to high and low density residential as well as an active commercial district. Zoned C2 "Highway Corridor Commercial: permitted uses include but are not limited to: retail stores, warehouse sales, restaurants, drive thru vehicle service, automotive and equipment repair" to name a few.

Built in 2000

## Essential Information

MLS® #	A2178529
Price	\$1,700,000
Bathrooms	0.00
Acres	1.16



Year Built	2000
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	6601 43 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3E8

### Interior

Heating	Natural Gas
Cooling	Central Air

### Exterior

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

### Additional Information

Date Listed	November 10th, 2024
Days on Market	160
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.