

# \$17 - Unit A, 2602 50 Avenue, Lloydminster

MLS® #A2206574

**\$17**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Steele Heights, Lloydminster, Alberta

1600 square feet of professional space that is very easily modified to work well for a doctors clinic or a dental office.. There is the potential to have 6 treatment/exam rooms (each having water available in the rooms) as well as potential for a reception/ waiting area at. There is an abundance of parking available for prospective tenants and great visibility and access from Hwy 17 south close to auto row This space is also very easily occupied by a multitude of other professional uses- the renovations are move in ready, so potential tenants will have very little upfront cost of developing their space if they utilize the current layout. With elimination of a few existing walls near the vestibule entry to the space you would be able to create a reception/waiting area.

Built in 2009

## Essential Information

MLS® #	A2206574
Price	\$17
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	Unit A, 2602 50 Avenue
Subdivision	Steele Heights
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2S3

### **Exterior**

Construction	Metal Frame
--------------	-------------

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	102

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.