

\$16 - Suite D, 6209 44 Street, Lloydminster

MLS® #A2261241

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to the Yellowhead Business Centre!
This is a well managed, professional, multi-tenant, office building in a highly visible location along 44th Street. This main floor corner unit has lots of windows and tons of drive by visibility! This space includes 2 bathrooms, reception and waiting area, 6 offices (1 office could be a boardroom), large storage room and an open central area that can accommodate filing and/or bull pen space. This property also features highway pylon signs and lots of paved parking at the front and back as well as electrical plug-ins.

Built in 1978

Essential Information

MLS® #	A2261241
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	Suite D, 6209 44 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster



Province	Alberta
Postal Code	T9V 0G1

Interior

Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air

Additional Information

Date Listed	October 1st, 2025
Days on Market	17
Zoning	c2

Listing Details

Listing Office	MUSGRAVE AGENCIES
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