

\$32 - 101, 8120 44 Street, Lloydminster

MLS® #A2200059

\$32

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Commercial, Lloydminster, Alberta

END UNIT LEASE SPACE! Hampton Square is a beautiful, upscale commercial development on the west end of Lloydminster. This is a high traffic location featuring several established businesses including: Brown's Social House, Three Trees Tap & Kitchen, Popeye's, Hampton Inn, Meridian Inn & Suites and a full-service Co-Op gas and convenience store among others. Other major retailers in the area include Canadian Tire, Princess Auto, Rona and Peavy Mart. 4 units are available and are located along 44th Street (Highway 16). They include: an end unit - 1,789 square feet (SF) (unit 101), adjacent unit is 1,754 SF (unit 103), and 2 more middle units 1,748 SF (unit 111) & 1,649 SF (Unit 109). Middle units are listed for \$25.00/SF - see MLS A2164211 for more info

Built in 2015

Essential Information

| | |
|------------|------------|
| MLS® # | A2200059 |
| Price | \$32 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |



Community Information

| | |
|-------------|---------------------|
| Address | 101, 8120 44 Street |
| Subdivision | West Commercial |
| City | Lloydminster |
| County | Lloydminster |
| Province | Alberta |
| Postal Code | T9V 3R8 |

Interior

| | |
|---------|--------------------------|
| Heating | Natural Gas, See Remarks |
|---------|--------------------------|

Exterior

| | |
|--------------|-------------|
| Construction | See Remarks |
|--------------|-------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 170 |
| Zoning | DC5 |

Listing Details

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

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