

\$799,900 - 4295 44 Street, Lloydminster

MLS® #A2203008

\$799,900

0 Bedroom, 0.00 Bathroom,
Land on 1.22 Acres

Larsen Grove, Lloydminster, Saskatchewan

Prime commercial site with 44th Street (Highway 16) frontage! Will be located near Lloydminster's new twin arena site! This is a 1.2 acre corner lot with services to the property line and is adjacent to right in - right out access off 44th street. Zoned C2 "Highway Corridor Commercial. There are several permitted uses including restaurants, hotel, lounges, retail and automotive repair and sales just to name a few. The surrounding area includes: Cenovus office tower, Gold Horse Casino, Driven Energy Legion ball park, hotels, full service fuel station with convenience store, Tim Horton's, Great Canadian Oil Change, FCC, Lloydminster Museum, a strip mall, high density residential is just steps away and industrial properties are just north on 40th Avenue.

Essential Information

MLS® #	A2203008
Price	\$799,900
Bathrooms	0.00
Acres	1.22
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address 4295 44 Street



Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H1

Amenities

Utilities	Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line
-----------	---

Additional Information

Date Listed	March 17th, 2025
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.