

# \$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, Natural Gas at Lot Line, Water At Lot Line
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### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	178
Zoning	C2

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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