

# \$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 |
|-----------|---------------------------------------------------------------------|

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 194              |
| Zoning         | C2               |

### **Listing Details**

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

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