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4711 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan



Listing ID:
29258


MLS ID:
A2192124

\$995,000



 **WADE GRAHAM**
 (780) 808-2700

 **RE/MAX OF LLOYDMINSTER**
 780-808-2700

 4711 44 Street , Lloydminster , Saskatchewan S9V 0G5

Transaction Type For Sale	Days On Market 144	Zoning C2
Subdivision East Lloydminster	Year Built 1969	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Legal Plan C298
Building Area (Sq. Ft.) 11774.00	Building Area (Sq. M.) 1093.83	Lot Size (Sq. Ft.) 30492
Lot Size (Acres) 0.70	Inclusions N/A	Restrictions None Known
Reports None		

This well-maintained motel in Lloydminster, Saskatchewan, boasts a prime location along Highway 16, capturing the attention of non-stop traffic. It's strategically positioned as one of the first lodging options for travelers entering Lloydminster from the east. After many successful years, the current owners are ready to pass on this legacy as they step into retirement. The motel has seen significant upgrades, especially in the West wing, where major renovations have expanded the room availability with both internal and external access. The East wing houses most of the guest rooms, with ample parking for guests on both the North and South sides of the property. An owner's suite is conveniently situated adjacent to the reception, making management a breeze. This motel presents a turn-key opportunity (share sale), easy to manage and operate. Lloydminster is a bustling hub, especially in the oil and gas sectors, promising continued prosperity and business growth in the years ahead.

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