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2, 4089 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Saskatchewan



Listing ID:
30255


MLS ID:
A2180980

\$1,150,000



 **CHRISTOPHER PARSONS**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 2, 4089 44 Street , Lloydminster , Saskatchewan S9V 2H1

Transaction Type

For Sale

Days On Market

156

Zoning

C2

Subdivision

Larsen Grove

Year Built

2014

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

102139567

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Lot Size (Sq. Ft.)

13503

Lot Size (Acres)

0.31

Construction Type

Metal Frame

Heating

Overhead Heater(s)

Inclusions

N/A

Restrictions

None Known

Reports

Call Lister

Great opportunity to own this property with Great Canadian Oil Change as a long term tenant and at a 9% cap rate! This east side location has 44th Street exposure (Highway 16) and is in a busy commercial district which includes: the future home of Lloydminster's newest hockey rinks, as well as Cenovus office tower, Gold Horse Casino, Driven Energy Legion ball park, hotels, full service fuel station with convenience store, Tim Horton's, FCC, Lloydminster Museum, a strip mall, a well populated residential neighborhood just steps away and industrial properties are just north on 40th Avenue.

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