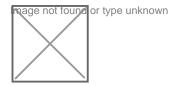


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (780) 875-9159
- MUSGRAVE AGENCIES
- **2** 780-875-9159

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

Transaction TypeDays On MarketZoningFor Sale156C2

Subdivision Year Built Structure Type

Larsen Grove 2014 Retail

Property TypeProperty Sub TypeLegal PlanCommercialRetail102139567

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

1200.00 111.48 13503

Lot Size (Acres) Construction Type Heating

0.31 Metal Frame Overhead Heater(s)

InclusionsRestrictionsReportsN/ANone KnownCall 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 residential neighborhood just steps away and industrial properties are just north on 40th Avenue.

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