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3912 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan

Listing ID:
34069

MLS ID:
A2287276

\$649,900



 **CHRISTOPHER PARSONS**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 3912 44 Street , Lloydminster , Saskatchewan S9V 0Y1

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning I1	Subdivision Sask Industrial	Building Type Free-Standing
Year Built 1958	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 99B14502	Building Area (Sq. Ft.) 9800.00
Building Area (Sq. M.) 910.44	Lot Size (Sq. Ft.) 81457	Lot Size (Acres) 1.87
Construction Type Mixed	Cooling None	Heating Other
Access to Property Direct Access	Inclusions N/A	Restrictions None Known
Reports None		

Great opportunity at an affordable price! This is your chance to acquire a 9,800 SF steel frame building on ±1.8 acres right along 44th Street/HWY 16 — one of Lloydminster's busiest corridors with exceptional exposure and high daily traffic counts. Whether you're looking to update the existing building or redevelop the site entirely, this property offers outstanding land development potential in a prime commercial location. With excellent visibility the possibilities here are wide open. Zoned Business Transition, permitted uses include automotive and equipment repair, distribution centre, drive-through services, retail, veterinary services, and many more — making this a flexible option for investors, owner-users, or developers alike. Opportunities at this price point along HWY 16 are rare. Secure your spot along a major commercial corridor and position your business — or your next development — for success.

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