\$1,150,000 - 2, 4089 44 Street, Lloydminster

MLS® #A2180980

\$1,150,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.31 Acres

Larsen Grove, Lloydminster, Saskatchewan

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.

Built in 2014

Essential Information

MLS® # A2180980 Price \$1,150,000

Bathrooms 0.00 Acres 0.31

Year Built 2014

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 2, 4089 44 Street Subdivision Larsen Grove





City Lloydminster

County Lloydminster

Province Saskatchewan

Postal Code S9V 2H1

Amenities

Parking Spaces 15

Interior

Heating Overhead Heater(s)

Exterior

Construction Metal Frame

Additional Information

Date Listed November 25th, 2024

Days on Market 164

Zoning C2

Listing Details

Listing Office MUSGRAVE AGENCIES

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