

\$425,000 - 7303 44 Street, Lloydminster

MLS® #A2236207

\$425,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

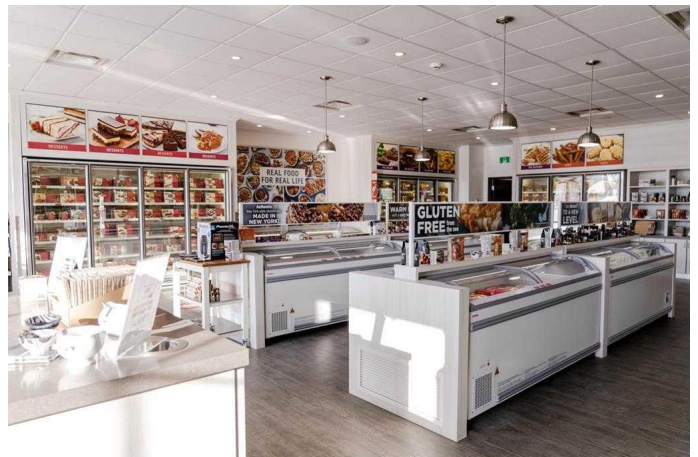
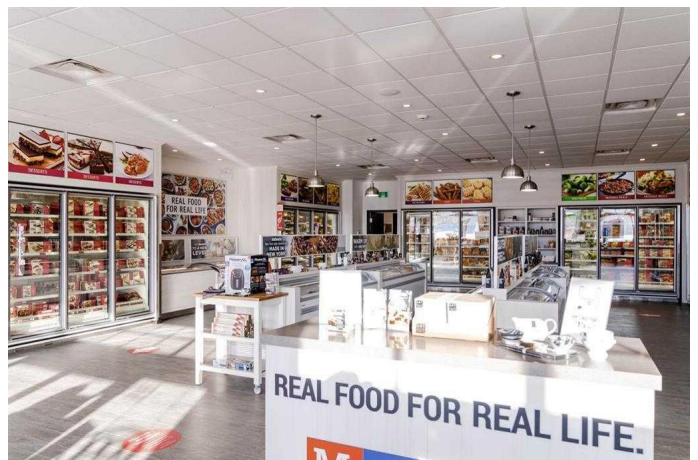
A rare opportunity to own a top-performing
M&M Food Market franchise in Lloydminster!

Step into ownership of one of Canada's™ most recognized and trusted frozen food brands. This award-winning M&M Food Market location™ previously crowned Store of the Year™ has a proven track record of success and growth. With over 2,500 square feet of upgraded retail space, the store has evolved from its modest beginnings into a flagship location, known for consistently exceeding franchise sales benchmarks.

Strategically located along busy Highway 16, this high-visibility site benefits from exceptional traffic flow, easy access, and standout curb appeal. A dedicated and loyal customer base keeps this store thriving, with strong repeat business and steady community support.

As the new owner, you™ also gain exclusive rights to develop additional locations within the protected territory, giving you room to grow and expand your portfolio with a trusted national brand.

Whether you™re an entrepreneur, investor, or someone looking to own a business with established systems and support, this is your moment. Request the full information package today and see what makes this opportunity one of Lloydminster's™ premier franchise investments!



Built in 2016

Essential Information

MLS® #	A2236207
Price	\$425,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	7303 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2X1

Additional Information

Date Listed	July 3rd, 2025
Days on Market	126
Zoning	C1

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.