



GRASSROOTS
REALTY GROUP

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5402 44 Street
Lloydminster, Alberta

MLS # A2318467



\$1,300,000

Division: West Lloydminster

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,360 sq.ft.

Zoning: CC

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.54 Acre

Lot Feat: Corner Lot, Near Shopping Center

INCREDIBLE OPPORTUNITY for your business or investment portfolio in one of Lloydminster's busiest commercial locations. Situated along 44th Street directly across from the Lloyd Mall at the signalized intersection of 54th Avenue and 44th Street, this property offers outstanding visibility and accessibility. Featuring over 12,000 square feet, the steel-frame building includes front-end retail space, warehouse and shipping/receiving areas, plus second-floor offices, a boardroom, staff room, washrooms, and additional storage. Zoned Corridor Commercial, the property supports a wide variety of uses including retail, automotive and equipment repair, fitness, health services, pet care, and many more. Front and rear parking, along with side alley access, provide convenient access for customers, staff, and deliveries. A versatile commercial property in a prime location with endless potential. The current business is not included in the sale and is not for sale.