



GRASSROOTS
REALTY GROUP

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2, 4089 44 Street
Lloydminster, Saskatchewan

MLS # A2180980



\$1,150,000

Division: Larsen Grove

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: C2

Heating: Overhead Heater(s)

Floors: -

Roof: -

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.31 Acre

Lot Feat: -

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 neighborhood just steps away and industrial properties are just north on 40th Avenue.