



GRASSROOTS
REALTY GROUP

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**4295 44 Street
Lloydminster, Saskatchewan**

MLS # A2203008



\$799,900

Division: Larsen Grove

Lot Size: 1.22 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line

Prime commercial site with 44th Street (Highway 16) frontage! Will be located near Lloydminster's new twin arena site! This is a 1.2 acre corner lot with services to the property line and is adjacent to right in - right out access off 44th street. Zoned C2 - Highway Corridor Commercial. There are several permitted uses including restaurants, hotel, lounges, retail and automotive repair and sales just to name a few. The surrounding area includes: Cenovus office tower, Gold Horse Casino, Driven Energy Legion ball park, hotels, full service fuel station with convenience store, Tim Horton's, Great Canadian Oil Change, FCC, Lloydminster Museum, a strip mall, high density residential is just steps away and industrial properties are just north on 40th Avenue.