

# \$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 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
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### Interior

Heating	Overhead Heater(s)
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### Exterior

Construction	Metal Frame
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### Additional Information

Date Listed	November 25th, 2024
Days on Market	163
Zoning	C2

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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