

FOR SALE

1,200 SF
Commercial Space



4089 44 STREET, UNIT #2
Lloydminster, SK

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Royal LePage® Musgrave Agencies
1202 50th Avenue, Lloydminster, AB
Independently Owned & Operated

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COMMERCIAL™

PROPERTY OVERVIEW

\$1,150,000.00

Property Features

- Exceptional Opportunity To Own This Commercial Space With Great Canadian Oil Change As A Long Term Tenant
- Highway 16 Frontage
- Great Area With Many New Businesses Close By Such As Tim Horton's, Gas Station, Hotels, Gold Horse Casino

Property Overview

- Legal Description: PI 102439567, Blk Condo PI, Lot Unit 2
- Year Built: 2014
- Zoning: C2 - Highway Corridor
- Lot Size: 13,734 SF
- Building Size: 1,200 SF
- Power: Single Phase
- Heating: Overhead Unit Heaters
- Cooling: N/A
- Property Taxes 2023: \$10,490.66
- MLS #: A2180980

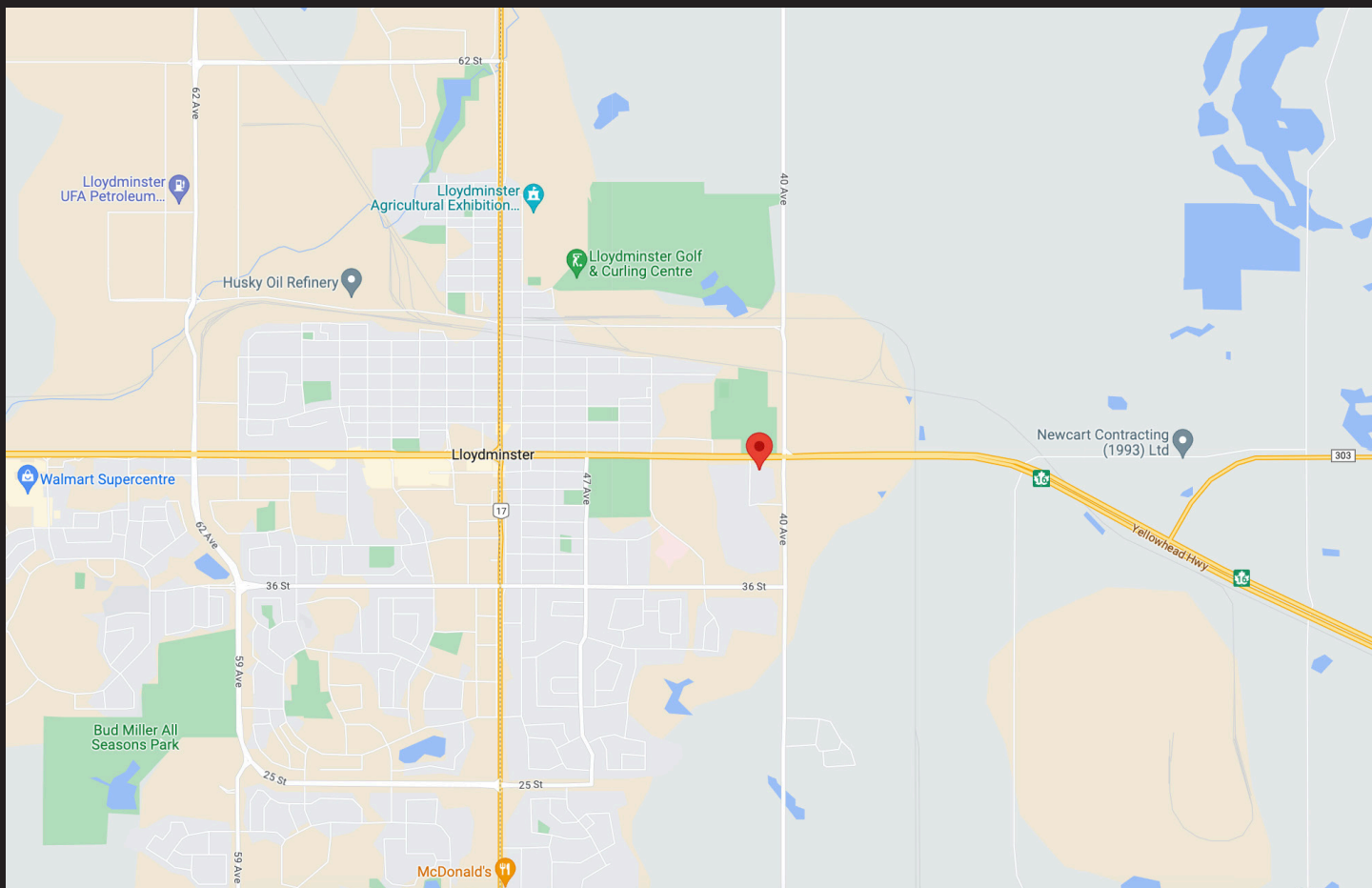
PROPERTY PHOTOS



AERIAL MAP



LOCATION MAP



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