

# FOR SALE

**1.22 ACRES**  
Commercial Site



## 4295 44 STREET

Lloydminster, SK

**Chris Parsons**, REALTOR® 780.871.2294 |  
chris@musgraveagencies.com

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1202 50th Avenue, Lloydminster, AB  
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# PROPERTY OVERVIEW

**\$799,900.00**

## Property Features

- Prime Commercial site with 44th Street (Highway 16) Frontage
- 1.2 Acre corner lot with services to property
- Close proximity to multiple businesses, including Tim Hortons, Great Canadian Oil Change, Cenovus Office tower, Gold Horse Casino, hotels, fuel station with convenience store
- C2 zoning permitted uses including restaurants, hotel, lounges, retail & automotive repair, and sales just to name a few.

## Property Overview

- Legal Description: Plan 102102084, Block 2, Lot 1
- Zoning: C2 - Highway Corridor Commercial
- Lot Size: 1.22 Acres
- Property Taxes 2024: \$13,198.50
- MLS #: A2203008



# PROPERTY PHOTOS





# AERIAL VIEW

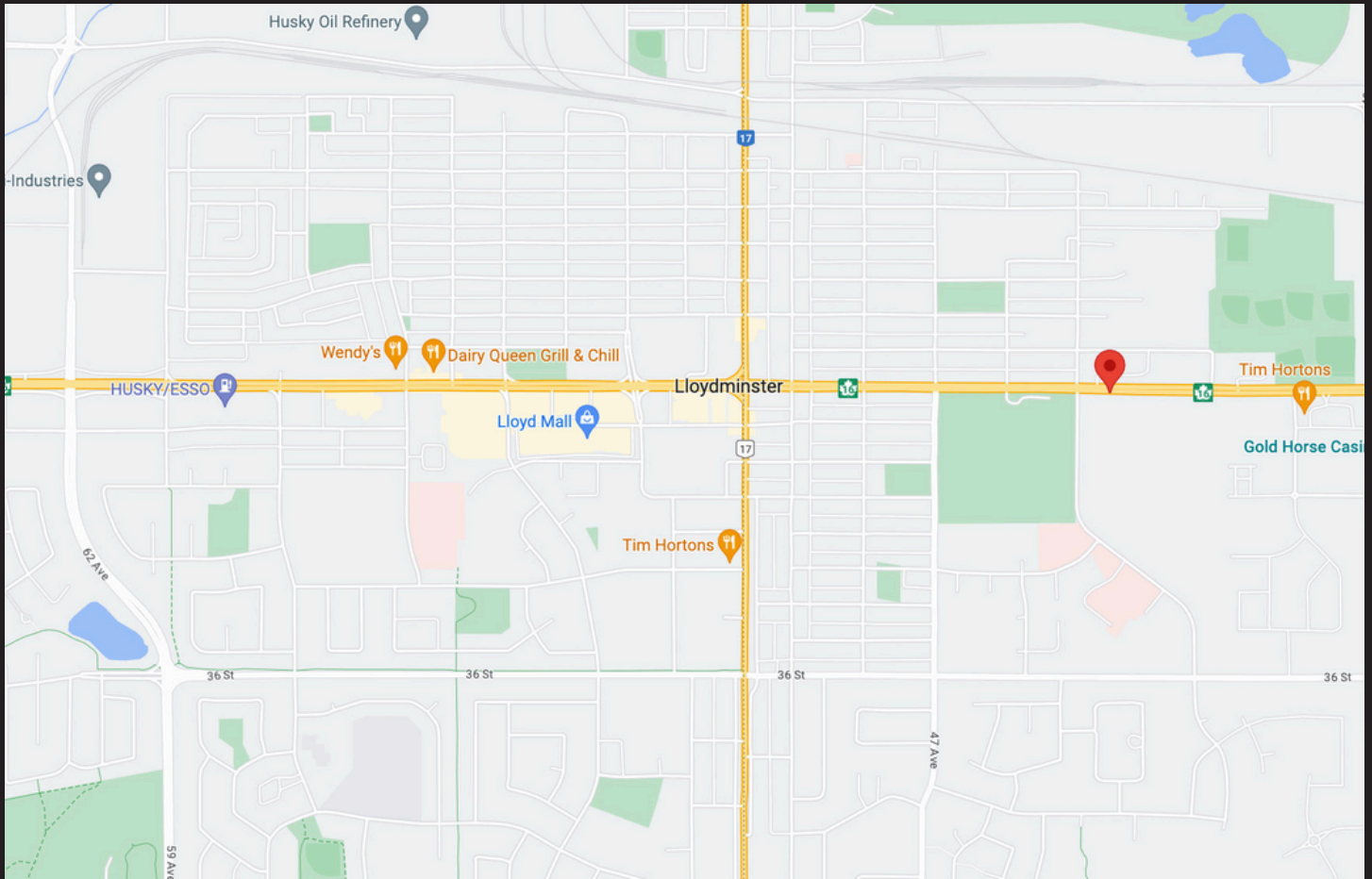




# AERIAL MAP



# LOCATION MAP



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