

# FOR SALE

4818 44 STREET  
LLOYDMINSTER, SK S9V 0G8



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**MUSGRAVE AGENCIES**  
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## ZONING

## LEGAL DESCRIPTION

## PRICE

RETAIL, C2

Lot 27-32, Block 8, Plan B1127

\$649,950.00

**CENTRAL BUSINESS DISTRICT**

**2025 TAXES: \$10,598.00**

**SQUARE FOOTAGE: 4,690**

- 4,960 SF Commercial Building
- Located directly along one of the busiest highways in Lloydminster
- Building features: large showroom, 2 storage areas, 2 bathrooms and 2 office rooms
- Ample parking- Easy access for customers and staff with abundant on-site and nearby parking.
- Highway frontage- offers prime signage opportunities and great curb appeal along a major traffic corridor,
- Great investment in a vibrant commercial hub, this property checks all the boxes

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