



## 4295 44 Street , Lloydminster, Saskatchewan - \$799,900



Main Photo

### Property Description

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.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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*Courtesy Of: MUSGRAVE AGENCIES*



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