

3912 44 Street
Lloydminster, Saskatchewan

MLS # A2287276



\$649,900

Division: Sask Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,800 sq.ft.

Zoning: I1

Heating: Other

Floors: -

Roof: -

Exterior: Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.87 Acres

Lot Feat: -

Great opportunity at an affordable price! This is your chance to acquire a 9,800 SF steel frame building on ±1.8 acres right along 44th Street/HWY 16 — one of Lloydminster's busiest corridors with exceptional exposure and high daily traffic counts. Whether you're looking to update the existing building or redevelop the site entirely, this property offers outstanding land development potential in a prime commercial location. With excellent visibility the possibilities here are wide open. Zoned Business Transition, permitted uses include automotive and equipment repair, distribution centre, drive-through services, retail, veterinary services, and many more — making this a flexible option for investors, owner-users, or developers alike. Opportunities at this price point along HWY 16 are rare. Secure your spot along a major commercial corridor and position your business — or your next development — for success.