

# 1.22 ACRES COMMERCIAL SITE



**4295 44 STREET  
LLOYDMINSTER, SK**

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**Royal LePage® Musgrave Agencies**

1202 50th Avenue, Lloydminster, AB

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FOR SALE

# \$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.
- Taxes \$13,494.00/2025

PROPERTY OVERVIEW

# 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 #: A2294126



PROPERTY OVERVIEW



PROPERTY OVERVIEW



Gold Eagle  
Casino

Tim Hortons

Highway 16

Subject Property  
1.22 Acres

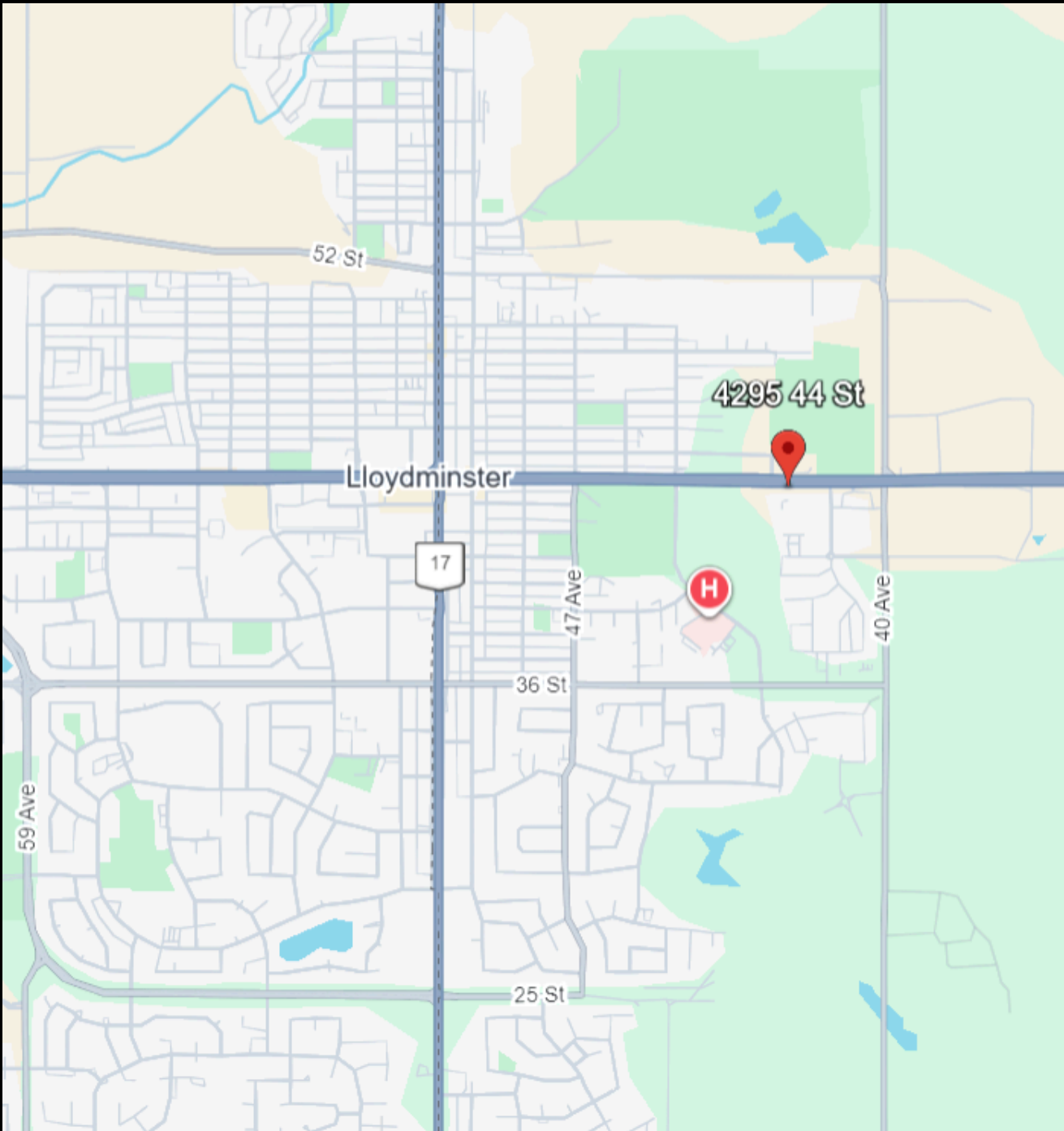
4295 44 Street, Lloydminster AB  
MLS: A2041679

Chris Parsons  
REALTOR®

PROPERTY PHOTOS



# LOCATION MAP



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