

\$1,890,000 - 3902 44 Street, Lloydminster

MLS® #A2170782

\$1,890,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sask Industrial, Lloydminster, Saskatchewan

Get ready to dive into an unrivaled opportunity in the heart of Lloydminster's booming east end! This prime commercial property, currently operating as a restaurant, is perfectly positioned for your next big venture. Whether you're looking to continue its legacy or transform the space for a brand-new concept, the possibilities here are endless!

Located just steps away from a bustling hub that includes a casino, hotels, and high-traffic commercial developments, this property sits at the crossroads of excitement and opportunity. And with the upcoming Lloydminster Place—a state-of-the-art entertainment venue—set to drive even more foot traffic to the area, the potential for growth is unmatched!

Boasting a spacious layout that accommodates up to 280 guests, this restaurant offers a versatile floor plan with both dining and lounge spaces, ready to host lively crowds. The beautifully designed interior and exterior finishes exude quality and charm, making it easy to envision your business thriving in this high-traffic location.

Sold as-is, this is your chance to take the reins of a promising property and watch your business flourish in one of the city's fastest-growing areas. Don't wait—this rare opportunity won't last long. Seize it today and make your mark in



Lloydminster's commercial future!

Built in 2015

Essential Information

MLS® #	A2170782
Price	\$1,890,000
Sold Price	\$1,825,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Business
Status	Sold

Community Information

Address	3902 44 Street
Subdivision	Sask Industrial
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2K8

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Additional Information

Date Listed	October 4th, 2024
Date Sold	January 8th, 2025
Days on Market	96
Zoning	C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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