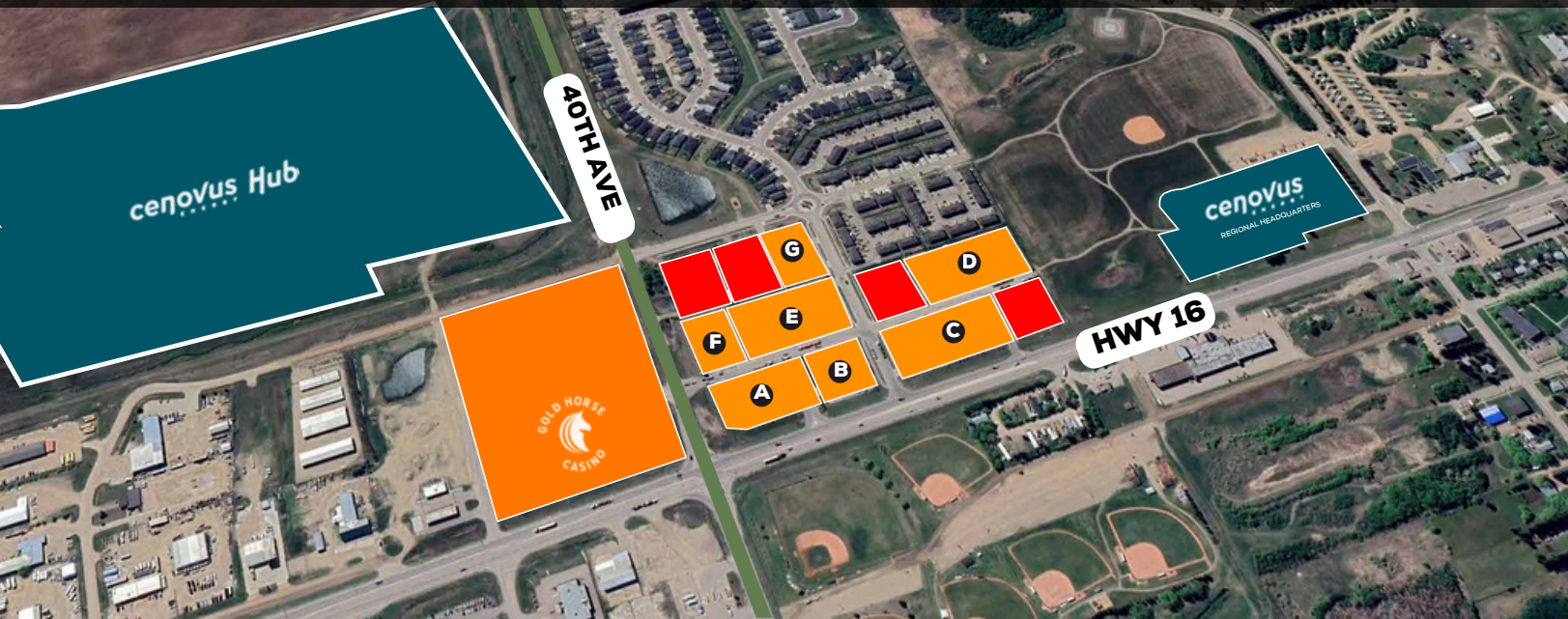


PRIME COMMERCIAL LOCATION

IRON WELLS
LLOYDMINSTER, SK

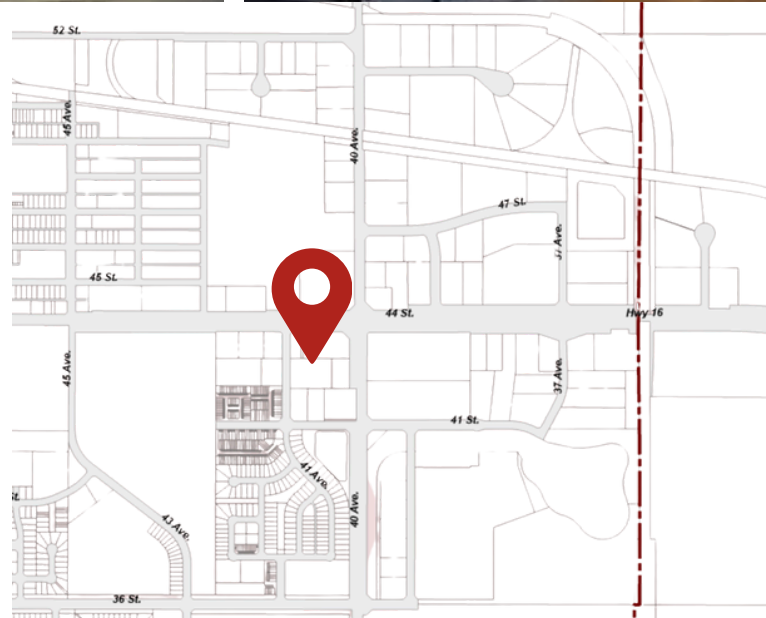


Site Features:

This highly visible lot is adjacent to HWY 16 and has right in/right out access. The surrounding area includes: The new Cenovus Energy Hub twin arena (opening soon), Cenovus office tower, Gold Horse Casino, hotels, Tim Horton's, Great Canadian Oil Change, to name a few. Plus high density residential is just steps away!

4295 44th Street

- MLS A2203008
- \$799,900
- Zoned C2 – Highway Corridor Commercial
- +/- 1.2 Acres
- +/- 249 feet of frontage



CONTACT

Musgrave Agencies
780.875.9159
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musgraveagencies.com

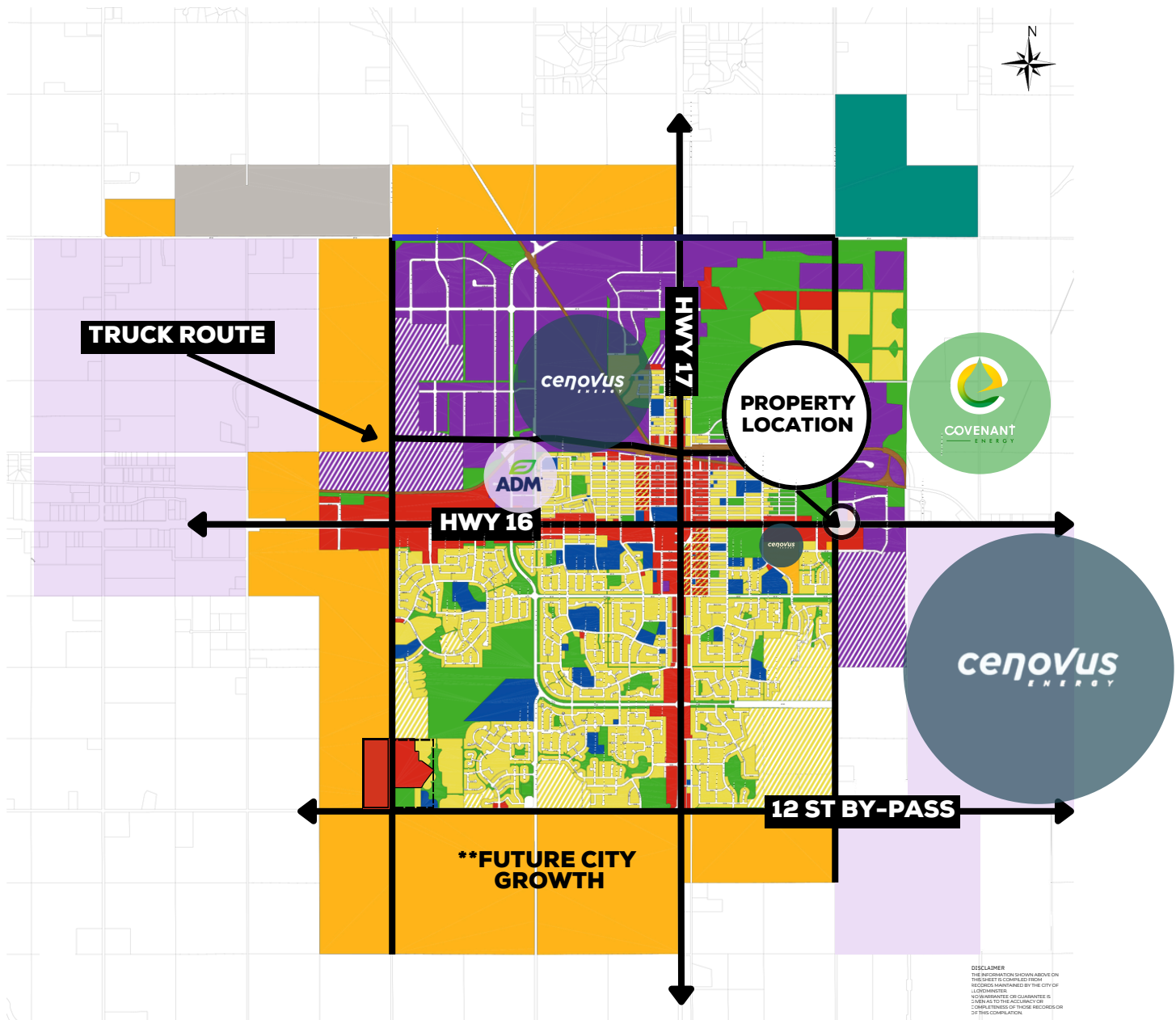
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LOCATION OVERVIEW



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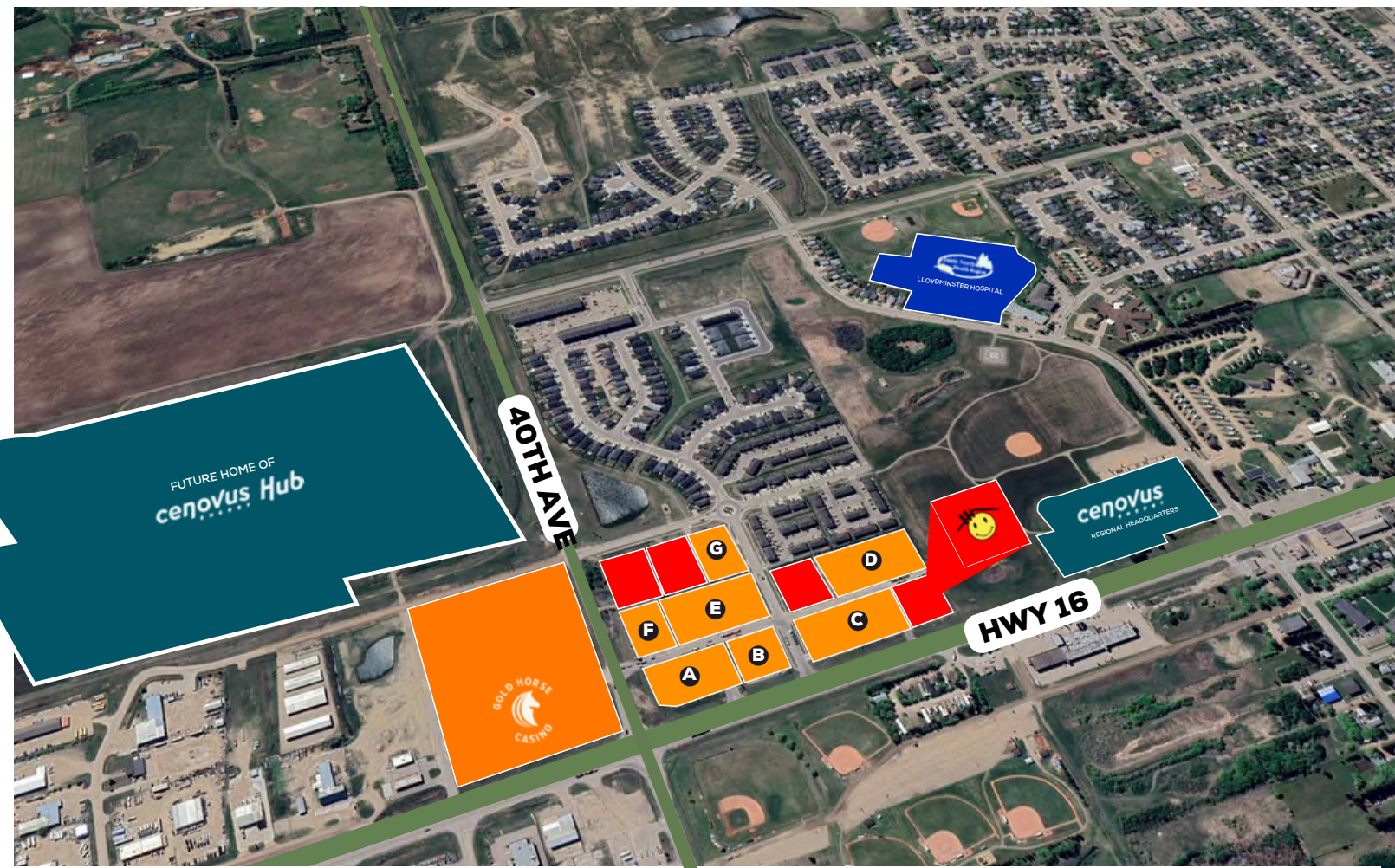
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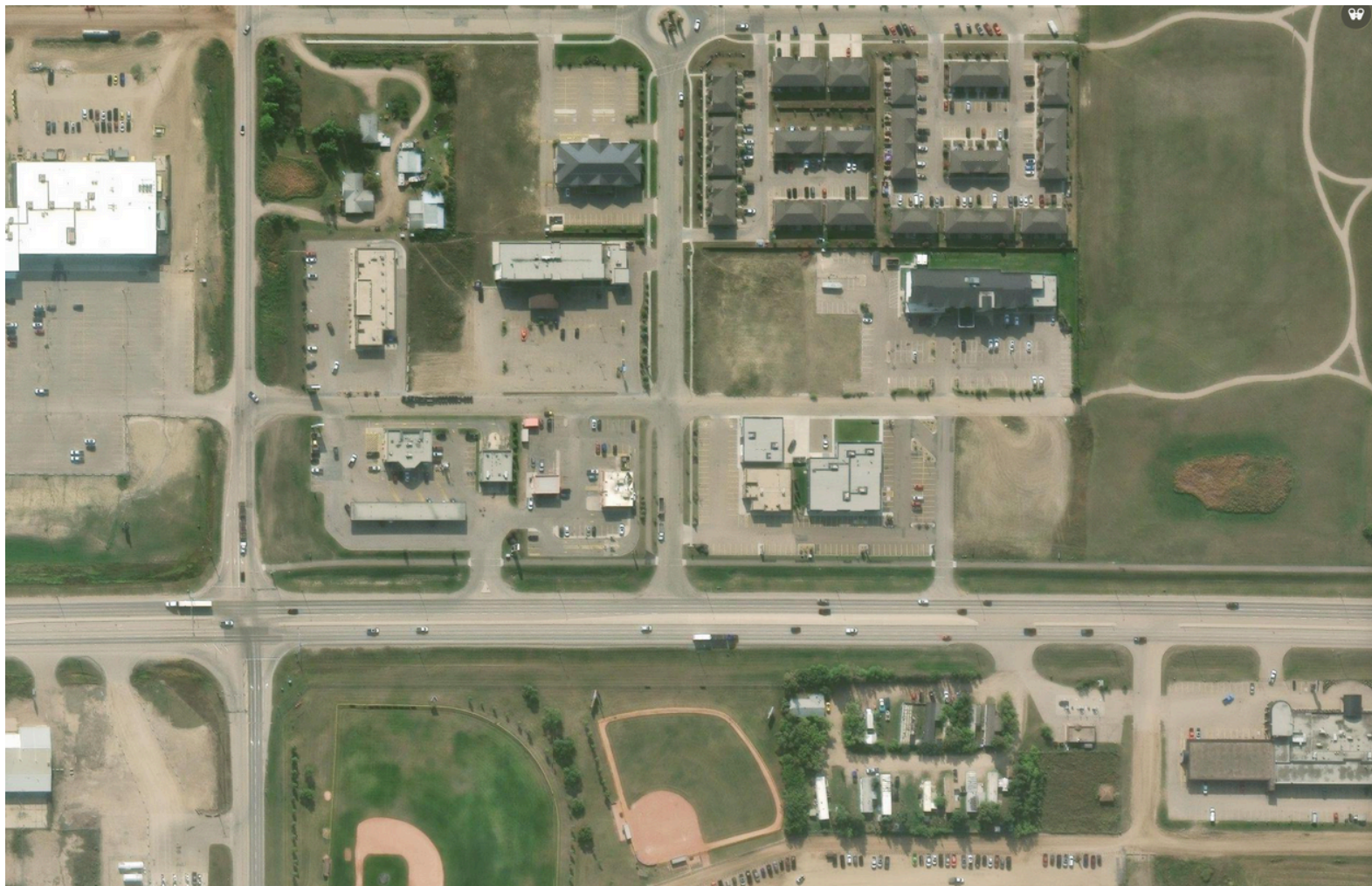
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