

# \$995,000 - 4711 44 Street, Lloydminster

MLS® #A2192124

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.70 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

This well-maintained motel in Lloydminster, Saskatchewan, boasts a prime location along Highway 16, capturing the attention of non-stop traffic. It's strategically positioned as one of the first lodging options for travelers entering Lloydminster from the east. After many successful years, the current owners are ready to pass on this legacy as they step into retirement. The motel has seen significant upgrades, especially in the West wing, where major renovations have expanded the room availability with both internal and external access. The East wing houses most of the guest rooms, with ample parking for guests on both the North and South sides of the property. An owner's suite is conveniently situated adjacent to the reception, making management a breeze. This motel presents a turn-key opportunity (share sale), easy to manage and operate. Lloydminster is a bustling hub, especially in the oil and gas sectors, promising continued prosperity and business growth in the years ahead.



Built in 1969

## Essential Information

MLS® #	A2192124
Price	\$995,000
Bathrooms	0.00
Acres	0.70

Year Built	1969
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### Community Information

Address	4711 44 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0G5

### Additional Information

Date Listed	February 6th, 2025
Days on Market	149
Zoning	C2

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.