

# \$32 - 101, 8120 44 Street, Lloydminster

MLS® #A2200059

**\$32**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Commercial, Lloydminster, Alberta

END UNIT LEASE SPACE! Hampton Square is a beautiful, upscale commercial development on the west end of Lloydminster. This is a high traffic location featuring several established businesses including: Brown's Social House, Three Trees Tap & Kitchen, Popeye's, Hampton Inn, Meridian Inn & Suites and a full-service Co-Op gas and convenience store among others. Other major retailers in the area include Canadian Tire, Princess Auto, Rona and Peavy Mart. 4 units are available and are located along 44th Street (Highway 16). They include: an end unit - 1,789 square feet (SF) (unit 101), adjacent unit is 1,754 SF (unit 103), and 2 more middle units 1,748 SF (unit 111) & 1,649 SF (Unit 109). Middle units are listed for \$25.00/SF - see MLS A2164211 for more info

Built in 2015

## Essential Information

MLS® #	A2200059
Price	\$32
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	101, 8120 44 Street
Subdivision	West Commercial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R8

## Interior

Heating	Natural Gas, See Remarks
---------	--------------------------

## Exterior

Construction	See Remarks
--------------	-------------

## Additional Information

Date Listed	March 6th, 2025
Days on Market	70
Zoning	DC5

## Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.