

# \$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
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## Exterior

Construction	See Remarks
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## Additional Information

Date Listed	March 6th, 2025
Days on Market	169
Zoning	DC5

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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