

# \$449,000 - 7303 44th Street, Lloydminster

MLS® #A2152233

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.06 Acres

West Lloydminster, Lloydminster, Alberta

Here's your chance to own a piece of Canada's largest frozen food chain! The award-winning M&M Food Market in Lloydminster is now available. This standout location, crowned Store of the Year, consistently sets sales records across the franchise.

With a loyal customer base and thriving return clientele, this store has expanded from a small shop to an impressive 2,500 square feet. Situated in a prime, high-traffic area right next to Highway 16, its curb appeal is unmatched.

As the new owner, you'll have the exclusive opportunity to expand further by opening additional stores within the protected franchise area. Don't miss out on this exceptional business venture—request your information packet today and learn how you can become part of this successful enterprise!

Built in 2016

## Essential Information

MLS® #	A2152233
Price	\$449,000
Bathrooms	0.00
Acres	0.06
Year Built	2016
Type	Commercial
Sub-Type	Business



Status Active

### Community Information

Address 7303 44th Street  
Subdivision West Lloydminster  
City Lloydminster  
County Lloydminster  
Province Alberta  
Postal Code T9V 2X1

### Interior

Heating Baseboard, Geothermal

### Exterior

Construction Metal Frame

### Additional Information

Date Listed July 24th, 2024  
Days on Market 257  
Zoning C1

### Listing Details

Listing Office eXp Realty (Lloyd)

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