

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

MLS® #A2212313

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

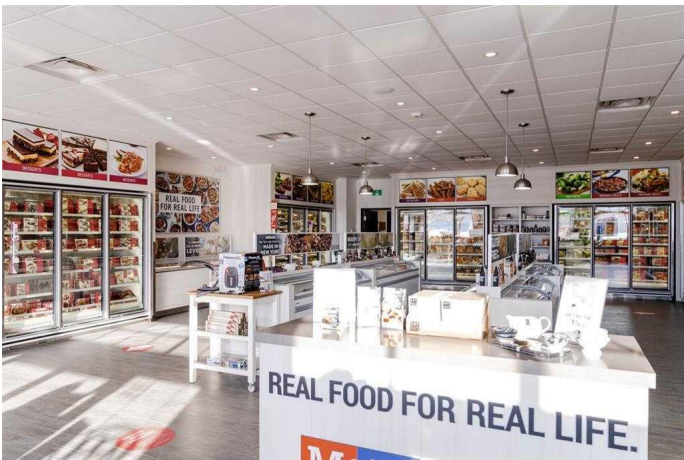
West Lloydminster, Lloydminster, Alberta

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, youâ€™™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 ventureâ€”request your information packet today and learn how you can become part of this successful enterprise!

Built in 2016

## Essential Information

MLS® #	A2212313
Price	\$449,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	7303 44 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2X1

## Additional Information

Date Listed	April 14th, 2025
Days on Market	4
Zoning	C1

## Listing Details

Listing Office	LPT Realty
----------------	------------

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.