

**4711 44 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2192124**



# \$995,000

**Division:** East Lloydminster

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,774 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.70 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.