

# \$425,000 - 7303 44 Street, Lloydminster

MLS® #A2236207

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

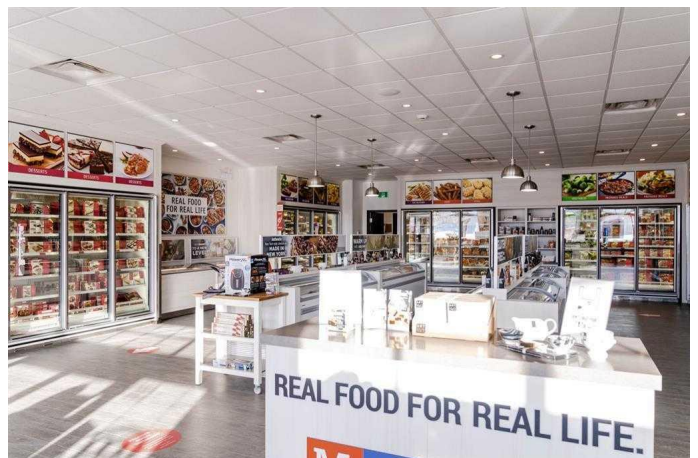
A rare opportunity to own a top-performing  
M&M Food Market franchise in Lloydminster!

Step into ownership of one of Canada's™ most recognized and trusted frozen food brands. This award-winning M&M Food Market location™ previously crowned Store of the Year™ has a proven track record of success and growth. With over 2,500 square feet of upgraded retail space, the store has evolved from its modest beginnings into a flagship location, known for consistently exceeding franchise sales benchmarks.

Strategically located along busy Highway 16, this high-visibility site benefits from exceptional traffic flow, easy access, and standout curb appeal. A dedicated and loyal customer base keeps this store thriving, with strong repeat business and steady community support.

As the new owner, you™ also gain exclusive rights to develop additional locations within the protected territory, giving you room to grow and expand your portfolio with a trusted national brand.

Whether you™re an entrepreneur, investor, or someone looking to own a business with established systems and support, this is your moment. Request the full information package today and see what makes this opportunity one of Lloydminster's™ premier franchise investments!



Built in 2016

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2236207   |
| Price      | \$425,000  |
| 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    | July 3rd, 2025 |
| Days on Market | 134            |
| Zoning         | C1             |

**Listing Details**

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

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