

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

MLS® #A2236207

**\$425,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

West Lloydminster, Lloydminster, Alberta

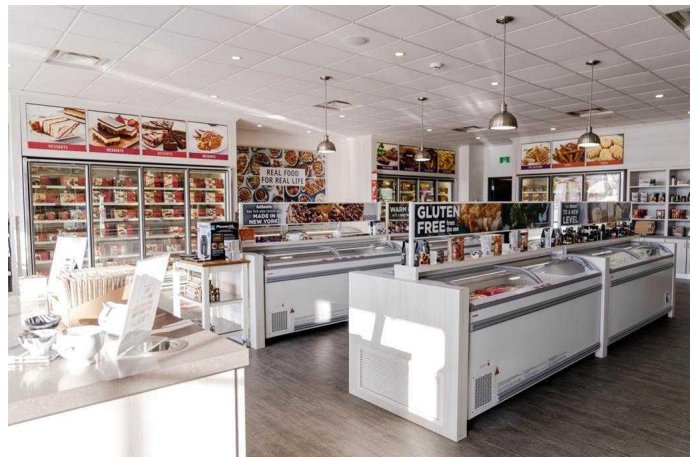
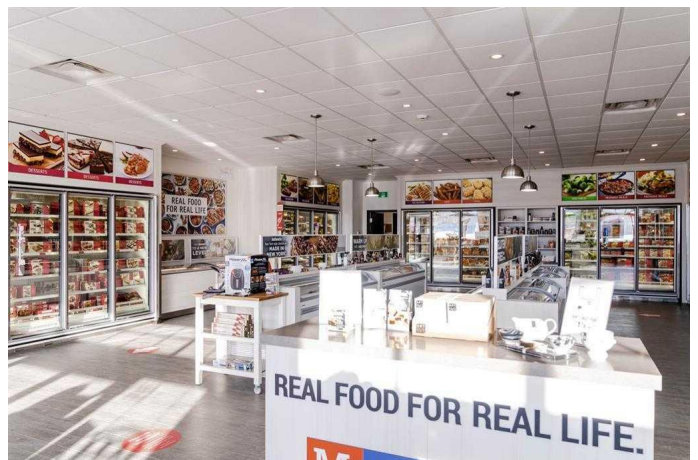
A rare opportunity to own a top-performing  
M&M Food Market franchise in Lloydminster!

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	52
Zoning	C1

**Listing Details**

Listing Office	LPT Realty
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