

**5610 44 Street  
Lloydminster, Alberta****MLS # A2217098****\$5,250,000****Division:** West Lloydminster**Type:** Hotel/Motel**Bus. Type:** Hotel/Motel**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 27,000 sq.ft.**Zoning:** C2**Heating:** Electric, Floor Furnace, Other**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** Wood Frame**Parking:** -**Water:** -**Lot Size:** 1.50 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** Alarm System, Communication Network.

Welcome to Lloydminster where you will find this 59 room hotel located on highway 16 in close vicinity to restaurants, shopping, lounges and sport facilities. Catering to leisure travellers, sports teams and the secure 3rd floor is perfect for business meetings bringing guests back time after time. There have been many upgrades to the rooms and the breakfast bar. There is an abundance of parking stalls with room for hotel expansion.