

7303 44 Street  
Lloydminster, Alberta

MLS # A2236207



**\$425,000**

**Division:** West Lloydminster

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,500 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All Freezers, and computer equipment for day to day operations.

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'll 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!