

INVESTMENT SALE

**FREESTANDING
CO-OP
CONVENIENCE
STORE WITH GAS
BAR**

**STRONG COVENANT
GREAT LOCATION**

**6309 44TH STREET,
LLOYDMINSTER**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Adam Martinson
Partner
780-909-3675
adam.martinson@cwedm.com



THE OPPORTUNITY

Cushman & Wakefield Edmonton is pleased to present an opportunity to acquire a high-exposure investment property along 44th Street (Highway 16) in Lloydminster, Alberta. This freestanding fuel and convenience asset occupies a prominent position on one of the city's busiest commercial corridors and is part of a strategic fuel network operated by Federated Co-operatives Limited. Surrounded by national retailers/restaurants including McDonalds, Boston Pizza, Real Canadian Superstore, Safeway, Dollarama, this property offers an investor cash flow, a strong national operator, and a desirable location in a growing regional hub. This is an ideal hands-off investment with excellent visibility and stable tenancy.

PROPERTY DETAILS

MUNICIPAL ADDRESS:	6309 44th Street, Lloydminster
ZONING:	C2 - Highway Corridor Commercial
BUILDING SIZE:	±2,400 Square Feet
LOT SIZE:	±0.39 Acres

6309 44th Street, Lloydminster



2022 SITE IMPROVEMENTS

LIGHTING:	All site and soffit lighting upgraded or to be replaced with energy-efficient LEDs.
PAVING & PAINT:	Asphalt repairs near the forecourt; new parking lines and handicap symbols.
SIGNAGE:	Replaced with FCL-standard (MID, wayfinding, canopy, and building signs).
FUEL EQUIPMENT:	Gilbarco dispensers replaced with Wayne Ovation 2 units; sump lids and boots upgraded.
FORECOURT FIXTURES:	New FCL-standard black bollards, garbage cans, and spill kits.
C-STORE REFRESH:	Updated exterior/interior branding, new graphics, drywall repair, and fresh paint.
WASHROOM UPGRADES:	Lighting, paint, and accessories refreshed; core fixtures retained.

INVESTMENT DETAILS

TENANT:	FEDERATED CO-OPERATIVES LIMITED
EXPIRY:	SEPTEMBER 30, 2026
OCCUPANCY:	100%
MORTGAGE:	TREAT AS CLEAR TITLE
NET OPERATING INCOME:	\$60,000
PRICE:	CONTACT AGENT



Federated Co-operatives Limited (FCL) is a Canadian co-operative federation headquartered in Saskatoon, Saskatchewan. Established in 1944, FCL is owned by over 160 independent retail co-operatives across Western Canada, collectively forming the Co-operative Retailing System (CRS). This network operates more than 1,600 locations, including agro centres, food stores, gas bars/convenience stores, and home centres, serving over 2 million active members. In 2021, FCL expanded its energy sector presence by acquiring 181 Husky-branded retail fuel sites across Western Canada for \$264 million which included 6309 44th Street, Lloydminster. These sites are being integrated into the CRS under the Co-op or Tempo banners, enhancing FCL's fuel distribution network. www.fcl.crs

