



**GRASSROOTS**

REALTY GROUP

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4636 49 Street  
Lloydminster, Saskatchewan

MLS # A2277498



**\$84,900**

**Division:** East Lloydminster

**Lot Size:** 0.18 Acre

**Lot Feat:** City Lot, Corner Lot, Rectangular Lot

**By Town:** -

**LLD:** -

**Zoning:** MDR

**Water:** -

**Sewer:** -

**Utilities:** -

Perfect opportunity for a developer to purchase a larger Saskatchewan side parcel - perfect for developing a multi-unit building. this property is vacant and does not require demolition which is often the case when looking at similar parcels. The parcel measures 65.99 feet wide and 121.9 feet deep with an overall land size of 8044 square feet. Zoned MDR, this property is located on a quiet corner, and has back-alley access. Perfect size for someone to develop a small multi-unit residential dwelling.