



**4102 40 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2281373**



**\$625,000**

**Division:** Larsen Grove

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,930 sq.ft.

**Zoning:** T

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

High-profile development land within Lloydminster city limits, positioned alongside major current and future growth. This 1.97-acre Urban Transition (UT) zoned parcel, located just off Highway 16 East, offers strong exposure and long-term upside in one of the city's expanding commercial corridors. The zoning allows for a wide range of potential uses, including commercial, hotel, multi-family, apartment or condominium development, subject to municipal approval. The site sits adjacent to future commercial development and is steps away from the Cenovus Hub Arena, a full-service, year-round sports and entertainment facility that drives consistent traffic and activity to the area. Planned nearby amenities include new ball diamonds, an RV park, and additional commercial expansion, further reinforcing the long-term value and growth potential of this location. Several existing structures are currently located on the property, including shop buildings and a residential dwelling. All improvements are being sold AS IS, WHERE IS, with the primary value attributed to the land and its development potential. Power and natural gas are already on site, with city water and sewer services nearby and available through application to the City of Lloydminster. With flexible zoning, surrounding investment, and proximity to major recreational and commercial infrastructure, this property represents a rare opportunity for developers and investors seeking a strategically positioned parcel inside city limits.