



**GRASSROOTS**

REALTY GROUP

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**5315 49 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2306759**



**\$79,900**

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**Division:** North Lloydminster

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**Lot Size:** 0.18 Acre

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**Lot Feat:** City Lot

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**By Town:** -

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**LLD:** -

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**Zoning:** MDR

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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This +/- 8,000 square foot corner lot is cleared and ready for development, offering a fantastic opportunity for builders and investors alike. Zoned MDR (medium density residential), the permitted uses allow for a 6 unit apartment, dwelling with secondary suite, as well as several other development options—providing flexibility to suit a variety of projects. Alley access along the east property line allows for convenient off-street access, making site planning and parking efficient and practical. Water, sewer, gas, and electrical services are to the property line, helping to streamline the development process. With versatile zoning and strong potential, this property is ready for your next project.