



GRASSROOTS
REALTY GROUP

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**3302 50 Avenue
Lloydminster, Alberta**

MLS # A2316174



\$360,000

Division: Steele Heights

Lot Size: 0.48 Acre

Lot Feat: Corner Lot, Garden, Lawn, Private, Treed

By Town: -

LLD: -

Zoning: CC

Water: -

Sewer: -

Utilities: -

Position your next commercial venture in a location that delivers visibility, accessibility, and development potential. This commercial development lot offers outstanding exposure along busy 50th Avenue on the Alberta side of Lloydminster, placing your business among an established mix of commercial services while remaining just steps from surrounding residential neighborhoods. Featuring road access on three sides, this highly functional site provides excellent flexibility for site design, customer access, and traffic flow. Measuring approximately 132 feet wide by 160 feet deep, the property encompasses approximately 20,892 square feet (0.48 acres), offering ample space for a variety of commercial development opportunities. Zoned CC (Corridor Commercial), the property supports a wide range of permitted uses, making it an attractive option for investors, developers, and owner-occupiers looking to establish or expand their presence in a high-traffic commercial corridor. With strong visibility, convenient access, and a strategic location surrounded by both businesses and residential communities, this is an excellent opportunity to secure a premium commercial site in one of Lloydminster's established commercial districts.