



GRASSROOTS
REALTY GROUP

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4102 40 Avenue
Lloydminster, Saskatchewan

MLS # A2333185



\$599,000

Division: Larsen Grove

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,930 sq.ft.

Zoning: UT Urban Transition

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.98 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Position your next development in one of Lloydminster's most strategic growth corridors. This 1.98-acre parcel offers exceptional exposure on the Saskatchewan side of the city, directly across from the Cenovus Energy Hub and surrounded by established commercial, recreational, and institutional amenities. Bordering Highway 16, the property benefits from outstanding visibility and convenient access, making it well suited for a variety of future development opportunities. The Lloydminster Hospital, schools, shopping, restaurants, the casino, and the city's baseball diamonds are all within close proximity, further enhancing the site's long-term appeal. With strong surrounding infrastructure and a highly accessible location, this property presents an excellent opportunity for developers and investors considering a future hotel, multi-family residential project, or other commercial development, subject to municipal approvals. An additional 1.08-acre parcel adjacent to the property is also available for purchase, creating a combined development site of over 3 acres. Opportunities to assemble land of this size in such a prominent location are limited—secure your position in one of Lloydminster's evolving commercial districts.