

\$299,977 - 8210 45 Street, Lloydminster

MLS® #A2211967

\$299,977

0 Bedroom, 0.00 Bathroom,
Land on 0.53 Acres

West Commercial, Lloydminster, Alberta

Don't miss this exceptional opportunity to own commercially zoned bareland in a highly sought-after location! Positioned between two established businesses—a major hotel on one side and a well-frequented animal hospital on the other—this property offers unmatched exposure and potential for a variety of commercial developments. Key Features: Zoning: Commercial — ideal for retail, office, restaurant, or service-based businesses Location: Nestled between a busy hotel and a trusted veterinary clinic, ensuring consistent foot and vehicle traffic Visibility: High-exposure frontage, perfect for signage and brand visibility Accessibility: Easy access from main roads and ample opportunity for on-site parking. Whether you're looking to build a retail center, office space, or a high-traffic service hub, this property provides a blank canvas in a high-traffic corridor that supports strong long-term value. Unlock the potential of this strategically located property and bring your commercial vision to life!



Essential Information

MLS® #	A2211967
Price	\$299,977
Bathrooms	0.00
Acres	0.53
Type	Land
Sub-Type	Commercial Land

Status	Active
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Community Information

Address	8210 45 Street
Subdivision	West Commercial
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3R8

Additional Information

Date Listed	April 15th, 2025
Days on Market	68
Zoning	C2

Listing Details

Listing Office	CENTURY 21 DRIVE
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