# \$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 businessesâ€"a major hotel on one side and a well-frequented animal hospital on the otherâ€"this property offers unmatched exposure and potential for a variety of commercial developments. Key Features: Zoning: Commercial â€" ideal for retail, office, restaurant, or service-based businessesLocation: 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

# **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 198

Zoning C2

## **Listing Details**

Listing Office CENTURY 21 DRIVE

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