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4102 40 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan

Listing ID:
33773

MLS ID:
A2281373

\$675,000



 DAVID KADUN

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 4102 40 Avenue , Lloydminster , Saskatchewan S9V2H1

Transaction Type	Zoning	Subdivision
For Sale	T	Larsen Grove
Year Built	Structure Type	Property Type
1964	None	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	63B 09367	1930.00
Building Area (Sq. M.)	Inclusions	Restrictions
179.30	NA	None Known
Reports		
None		

High-profile development land within Lloydminster city limits, positioned alongside major current and future growth. This 1.97-acre Urban Transition (UT) zoned parcel, located just off Highway 16 East, offers strong exposure and long-term upside in one of the city's expanding commercial corridors. The zoning allows for a wide range of potential uses, including commercial, hotel, multi-family, apartment or condominium development, subject to municipal approval. The site sits adjacent to future commercial development and is steps away from the Cenovus Hub Arena, a full-service, year-round sports and entertainment facility that drives consistent traffic and activity to the area. Planned nearby amenities include new ball diamonds, an RV park, and additional commercial expansion, further reinforcing the long-term value and growth potential of this location. Several existing structures are currently located on the property, including shop buildings and a residential dwelling. All improvements are being sold AS IS, WHERE IS, with the primary value attributed to the land and its development potential. Power and natural gas are already on site, with city water and sewer services nearby and available through application to the City of Lloydminster. With flexible zoning, surrounding investment, and proximity to major recreational and commercial infrastructure, this property represents a rare opportunity for developers and investors seeking a strategically positioned parcel inside city limits.

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