

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4102 40 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
33773


**MLS ID:**  
A2281373

**\$625,000**



 **DAVID KADUN**

 LPT Realty  
 1-877-366-2213

 4102 40 Avenue , Lloydminster , Saskatchewan S9V2H1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> T
<b>Subdivision</b> Larsen Grove	<b>Year Built</b> 1964	<b>Structure Type</b> None
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 63B 09367
<b>Building Area (Sq. Ft.)</b> 1930.00	<b>Building Area (Sq. M.)</b> 179.30	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.