



**GRASSROOTS**  
REALTY GROUP

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4723 45 Street  
Lloydminster, Saskatchewan

MLS # A2213958



**\$75,000**

**Division:** East Lloydminster

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** R4

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Development Opportunity in Lloydminster! Attention developers and investors! This lot and a half, ideally situated in the heart of Lloydminster, Saskatchewan, presents a rare opportunity to bring your vision to life. Cleared and ready for action, this infill lot is zoned R4, providing endless potential for multifamily development in a vibrant and growing community. Whether you're planning an upscale apartment complex or a modern townhouse project, this versatile space offers the perfect canvas. Surrounded by established neighborhoods, and amenities, this prime location guarantees the convenience and lifestyle today's buyers and renters seek. With demand for quality housing on the rise, now is the perfect time to capitalize on this incredible investment. Don't miss out on this rare chance to shape the future of Lloydminster—bring your plans, your ideas, and make this opportunity yours today!