



**GRASSROOTS**  
REALTY GROUP

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4060 41 Street  
Lloydminster, Alberta

MLS # A2221677



**\$449,950**

**Division:** Larsen Grove

**Lot Size:** 1.09 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C2

**Water:** -

**Sewer:** -

**Utilities:** Electricity, Natural Gas, Phone

1 acre of C2 (Mixed use Zoning) land ready to build on. Off site levies are paid, engineered plans, available, all other utilities are to the property line. Originally designed for identical building as Co-op administration office but could be utilized for any purpose allowed in C2 zoning. Located in Iron Wells commercial development adjacent to the Gold Horse Casino, beside the Coop administration building. Iron Wells business development has seen great success and continued growth, a great place to locate your business.