



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**44 75 Avenue  
Lloydminster, Alberta**

**MLS # A2236161**



**\$4,707,500**

**Division:** West Commercial

**Lot Size:** 18.83 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 3-50-1-W4

**Zoning:** C2

**Water:** -

**Sewer:** -

**Utilities:** -

Commercial development land in a prime location and on the highly visible corner of 44th Street (Highway 16) and 75th Avenue. +/- 18.83 acre parcel zoned C2 &ndash; Highway Corridor Commercial. This corner parcel is situated at a full set of lights and is next to a variety of commercial sites including but not limited to Wal-Mart, Sobeys, Home Depot, Rona, Princess Auto, Sport Chek, Best Buy as well as several restaurants, professional services and other retail stores. This is a judicial sale and the seller and seller's listing brokerage make no warranties or representations regarding this property. Schedule A must accompany all offers and can be obtained from the listing brokerage.