



GRASSROOTS
REALTY GROUP

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**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 – 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, Sobey's, 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.