



**4102 40 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2267624**



**\$699,900**

**Division:** Larsen Grove

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,932 sq.ft.

**Zoning:** UT

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Vinyl Siding, Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 1.97 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Refrigerator, Stove, Washer, Dryer, Dishwasher, Microwave Hood Fan

Commercial Property Within Lloydminster City Limits. Positioned just off Highway 16 East, this 1.97-acre site offers excellent exposure and versatile potential for business, industrial, or investment use. The property features two shops, approximately 2,300 sq. ft. and 990 sq. ft., as well as an additional 880 sq. ft. secondary building suitable for office space or staff accommodations. There is a home that spans over 1,900 sq ft and features three bedrooms, a den, a 5-piece ensuite with a walk-in closet and a spacious kitchen. The basement is open for development with ample storage options. Power and natural gas are already on-site, with a cistern & septic system. City water and sewer services are not currently connected, but utility lines are nearby, and buyers may apply to the City of Lloydminster for service extension. Zoned UT (Urban Transition), this location provides flexibility for future development or expansion, making it ideal for contractors, trades, small business owners, or investors seeking a property with both utility and upside potential. Everything is sold "AS IS." The seller is highly motivated, and this is an excellent opportunity for those looking to secure a strategically located commercial parcel within city limits.