



GRASSROOTS
REALTY GROUP

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

**3302 50 Avenue
Lloydminster, Alberta**

MLS # A2194080



\$360,000

Division: Steele Heights

Lot Size: 0.48 Acre

Lot Feat: Corner Lot, Garden, Lawn, Private, Treed

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: -

This commercial development lot is in an easily accessible location with 50th avenue visibility. Located on the Alberta side of the border and conveniently located among several commercial businesses along 50th avenue as well as residential neighbourhoods just a short walk away. Featuring road access on 3 sides and measurements of +/- 132' wide and +/- 160' in length. In total the site is approximately 20,892 square feet or 0.48 acres. Zoned C2, there is a variety of permitted uses that fall under this category.