



**GRASSROOTS**  
REALTY GROUP

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**8210 45 Street**  
**Lloydminster, Alberta**

**MLS # A2211967**



**\$299,977**

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**Division:** West Commercial

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**Lot Size:** 0.53 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** C2

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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Don't miss this exceptional opportunity to own commercially zoned bareland in a highly sought-after location! Positioned between two established businesses—a major hotel on one side and a well-frequented animal hospital on the other—this property offers unmatched exposure and potential for a variety of commercial developments. Key Features: Zoning: Commercial — ideal for retail, office, restaurant, or service-based businesses Location: Nestled between a busy hotel and a trusted veterinary clinic, ensuring consistent foot and vehicle traffic Visibility: High-exposure frontage, perfect for signage and brand visibility Accessibility: Easy access from main roads and ample opportunity for on-site parking. Whether you're looking to build a retail center, office space, or a high-traffic service hub, this property provides a blank canvas in a high-traffic corridor that supports strong long-term value. Unlock the potential of this strategically located property and bring your commercial vision to life!