

**8210 45 Street  
Lloydminster, Alberta**

**MLS # A2211967**



**\$299,977**

**Division:** West Commercial

**Lot Size:** 0.53 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C2

**Water:** -

**Sewer:** -

**Utilities:** -

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!