

\$299,977 - 8210 45 Street, Lloydminster

MLS® #A2211967

\$299,977

0 Bedroom, 0.00 Bathroom,
Land on 0.53 Acres

West Commercial, Lloydminster, Alberta

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!



Essential Information

MLS® #	A2211967
Price	\$299,977
Bathrooms	0.00
Acres	0.53
Type	Land
Sub-Type	Commercial Land

Status Active

Community Information

Address 8210 45 Street
Subdivision West Commercial
City Lloydminster
County Lloydminster
Province Alberta
Postal Code T9V 3R8

Additional Information

Date Listed April 15th, 2025
Days on Market 112
Zoning C2

Listing Details

Listing Office CENTURY 21 DRIVE

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.