

# \$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          130  
Zoning                     C2

**Listing Details**

Listing Office            CENTURY 21 DRIVE

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