

\$449,950 - 4060 41 Street, Lloydminster

MLS® #A2221677

\$449,950

0 Bedroom, 0.00 Bathroom,
Land on 1.09 Acres

Larsen Grove, Lloydminster, Alberta

1 acre of C2 (Mixed use Zoning) land ready to build on. Off site levies are paid, engineered plans, available, all other utilities are to the property line. Originally designed for identical building as Co-op administration office but could be utilized for any purpose allowed in C2 zoning. Located in Iron Wells commercial development adjacent to the Gold Horse Casino, beside the Coop administration building. Iron Wells business development has seen great success and continued growth, a great place to locate your business.

Essential Information

MLS® #	A2221677
Price	\$449,950
Bathrooms	0.00
Acres	1.09
Type	Land
Sub-Type	Commercial Land
Status	Active

Community Information

Address	4060 41 Street
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	S9V2J1



Amenities

Utilities Electricity Available, Natural Gas Available, Phone Available

Additional Information

Date Listed May 12th, 2025
Days on Market 179
Zoning C2

Listing Details

Listing Office MUSGRAVE AGENCIES

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.