

\$699,900 - 4102 40 Avenue, Lloydminster

MLS® #A2267624

\$699,900

0 Bedroom, 0.00 Bathroom,
Commercial on 1.97 Acres

Larsen Grove, Lloydminster, Saskatchewan

Commercial Property Within Lloydminster City Limits. Positioned just off Highway 16 East, this 1.97-acre site offers excellent exposure and versatile potential for business, industrial, or investment use. The property features two shops, approximately 2,300 sq. ft. and 990 sq. ft., as well as an additional 880 sq. ft. secondary building suitable for office space or staff accommodations. There is a home that spans over 1,900 sq ft and features three bedrooms, a den, a 5-piece ensuite with a walk-in closet and a spacious kitchen. The basement is open for development with ample storage options. Power and natural gas are already on-site, with a cistern & septic system. City water and sewer services are not currently connected, but utility lines are nearby, and buyers may apply to the City of Lloydminster for service extension. Zoned UT (Urban Transition), this location provides flexibility for future development or expansion, making it ideal for contractors, trades, small business owners, or investors seeking a property with both utility and upside potential. Everything is sold "AS IS." The seller is highly motivated, and this is an excellent opportunity for those looking to secure a strategically located commercial parcel within city limits.

Built in 1964

Essential Information

MLS® #

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Price	\$699,900
Bathrooms	0.00
Acres	1.97
Year Built	1964
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4102 40 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H1

Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	21
Zoning	UT

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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