

# \$75,000 - 4723 45 Street, Lloydminster

MLS® #A2167316

**\$75,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.14 Acres

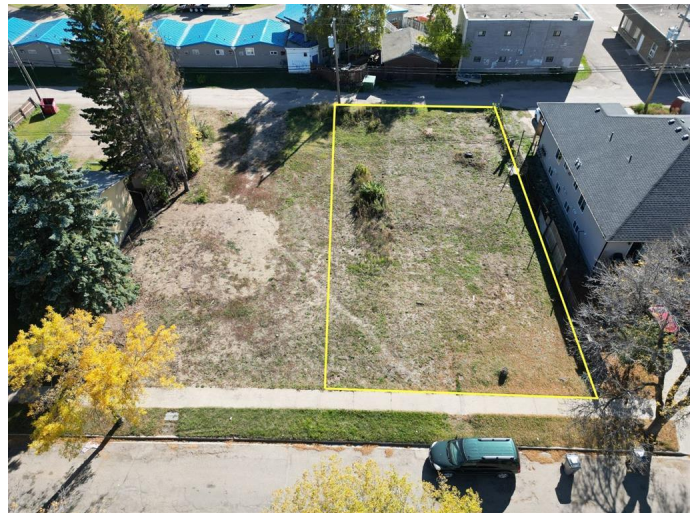
East Lloydminster, Lloydminster,  
Saskatchewan

Prime Development Opportunity in  
Lloydminster!

Attention developers and investors! This lot and a half, ideally situated in the heart of Lloydminster, Saskatchewan, presents a rare opportunity to bring your vision to life. Cleared and ready for action, this infill lot is zoned R4, providing endless potential for multifamily development in a vibrant and growing community. Whether you're planning an upscale apartment complex or a modern townhouse project, this versatile space offers the perfect canvas.

Surrounded by established neighborhoods, and amenities, this prime location guarantees the convenience and lifestyle today's buyers and renters seek. With demand for quality housing on the rise, now is the perfect time to capitalize on this incredible investment.

Don't miss out on this rare chance to shape the future of Lloydminster—bring your plans, your ideas, and make this opportunity yours today!



## Essential Information

MLS® #	A2167316
Price	\$75,000

Bathrooms	0.00
Acres	0.14
Type	Land
Sub-Type	Residential Land
Status	Active

### Community Information

Address	4723 45 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V0H6

### Additional Information

Date Listed	September 28th, 2024
Days on Market	203
Zoning	R4

### Listing Details

Listing Office	eXp Realty (Lloyd)
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