

FOR SALE

4060 - 41 ST., LLOYDMINSTER, SK



Scott Dopho
Realtor®

MUSGRAVE AGENCIES
1202 - 50 AVE
LLOYDMINSTER, AB T9V 0Y1
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ZONING	LEGAL DESCRIPTION	PRICE
C2, HIGHWAY CORRIDOR COMMERCIAL	LOT 9, BLOCK 1, PLAN 102146486	\$499,900
IRON WELLS	2023 TAXES: \$ 11,756.00	LOT SIZE: 1.09 ACRES

1-acre of C2 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.

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