

**3101 41 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2269638**



**\$1,399,000**

**Division:** Aurora

**Lot Size:** 3.52 Acres

**Lot Feat:** City Lot, Corner Lot, Irregular Lot, Paved

**By Town:** -

**LLD:** -

**Zoning:** R5

**Water:** -

**Sewer:** -

**Utilities:** -

Prime development opportunity in an exceptional location close to the new Cenovus Hub arena complex and future retail development site. This property is zoned R5 High Density Residential District and has an area of 3.53 acres (153,471 square feet) with easy access from the Aurora subdivision on the Saskatchewan side to Lloydminster to 40 Ave which takes you past the Cenovus Hub location (north) and to the TransCanada highway. This is a perfect location to invest in apartment development or propose a development with commercial on the main floor building level (a discretionary use under the land use bylaw) and apartments on the second and subsequent levels of the structure you build. This property is serviced to the property lines and off-site service fees are paid for this property. This is a great opportunity to own an apartment site in a busy and growing community.