

LLOYDMINSTER

COMMERCIAL DEVELOPMENT



75 AVE & 34 STREET

INFORMATION PACKAGE FOR
DEV 2 LLOYDMINSTER
COMMERCIAL DEVELOPMENT
PREPARED BY:

DEVELOPMENTS 2
LLOYDMINSTER INC.



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LLOYDMINSTER COMMERCIAL DEVELOPMENT

34 ST, LLOYDMINSTER, AB, T9V-1G6
Lot 29, Block 32, Plan 132 4708

LOCATION



THE CITY OF LLOYDMINSTER

- Lloydminster is one of the fastest growing municipalities in Canada at 4%.
- Situated in an economic trading area of 150,000 people.
- 50% of the population is under 30 years of age with the largest group between 25 and 29.
- Average household expenditures of \$75,000.00.
- Ranks second in Canada for small business entrepreneurship.
- The City of Lloydminster recently submitted their application to annex approximately 23.5 quarter sections of land from the County to accommodate 30 years of projected growth.

LOCATION - SUBJECT SITE

- Anchored by Petro Canada and 7-11.
- Located in Lloydminster's fastest growing areas (Parkview).
- Located in close proximity to the future Wellings of Lloydminster, a vibrant 55+ lifestyle community which will begin construction in the spring of 2022.
- 1 acre, 10,000 Sq. Ft. Development.
- Premium Retail and Office space for lease.



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SUBJECT SITE

LLOYDMINSTER
COMMERCIAL DEVELOPMENT





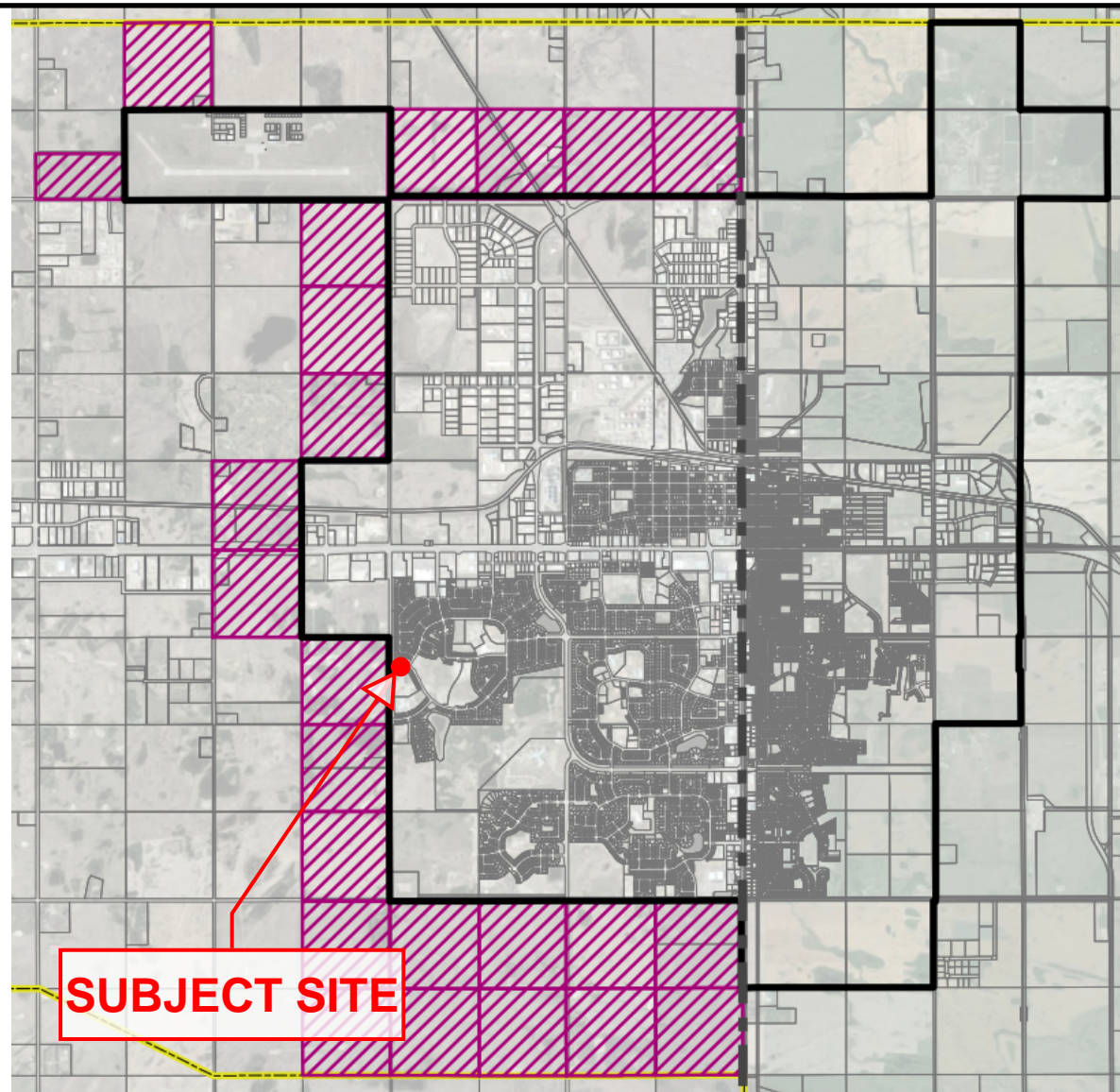
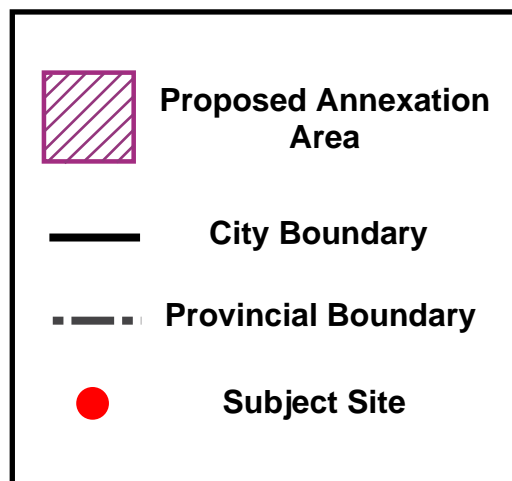
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ANNEXATION AREA





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THE WELLINGS OF LLOYDMINSTER

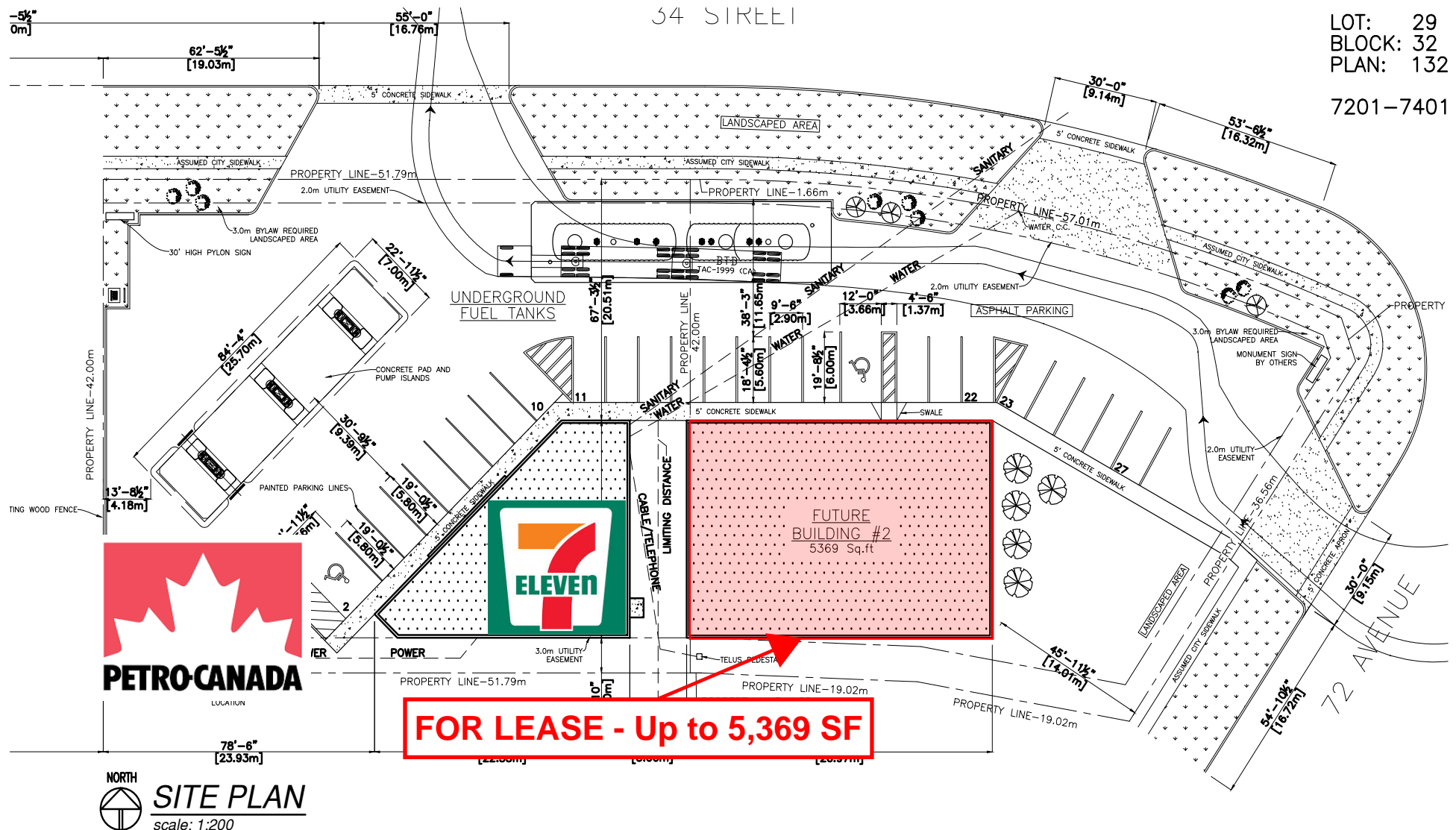


The Wellings of
Lloydminster



Subject Site







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SITE PHOTOS





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SITE PHOTOS

