

KODIAK LANDS

6604 44 Street &
7202 44 Street
Lloydminster, AB

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FOR SALE

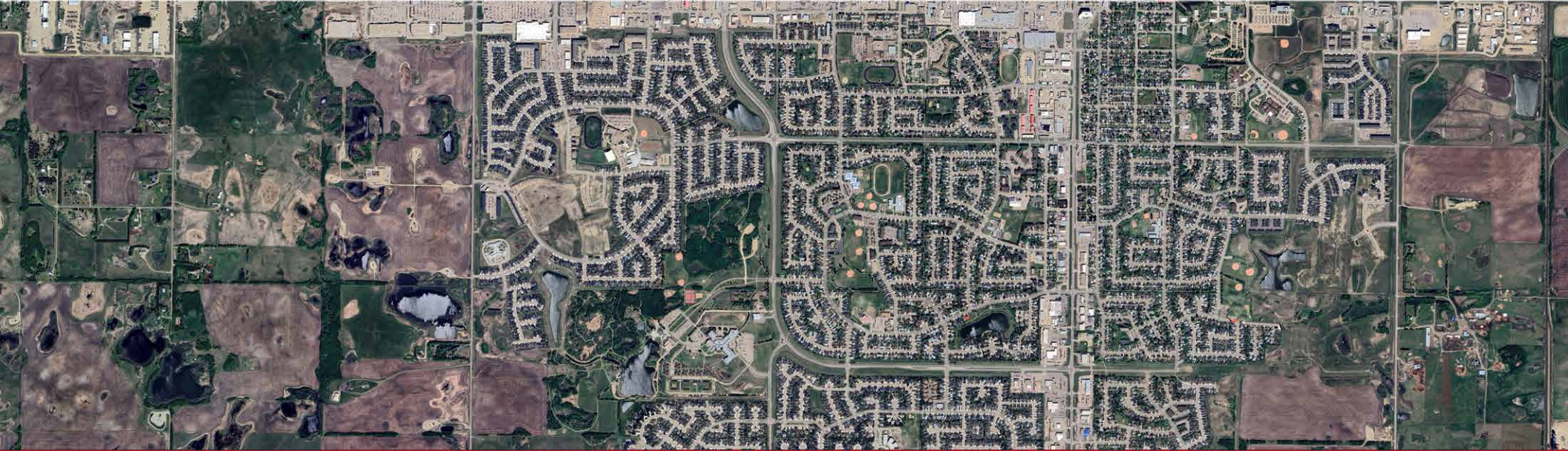


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An exceptional opportunity to acquire an ±81.32 Acre development property fronting Hwy 16, located in the middle of Lloydminster's most prominent retail node.



YELLOWHEAD HIGHWAY



THE OPPORTUNITY

- Parcels are ±33.63 Acres and ±47.69 Acres
- Highway Corridor Commercial District (C2) Zoning & Direct Control Four (DC4)
- Located at the corner of Highway 16 (44th Street) and 75th Avenue
- Multiple traffic light controlled intersections provide access
- 75th Avenue is part of the City's planned major arterial ring road system and main access to the Northwest
- Close proximity to Industrial areas and Lloydminster airport
- Traffic counts in excess of 12,406 Vehicles in a 6 hour window
- In excess of a kilometre of frontage onto 44th street/hwy 16
- Nearby developments consist of highway retail
- Access secure
- \$18,300,000 (\$225 per Acre)



PROPERTY DETAILS

MUNICIPAL ADDRESS

6602 44 Street & 7202 44 Street
Lloydminster, AB

LEGAL DESCRIPTION

Lot 2, Block 21, Plan 1820025, Lot
3, Block 21, Plan 1820026

ZONING

Highway Corridor Commercial
(C2) Front/South
(DC4) Direct Control

NEIGHBORHOOD

Lloydminster

LOT AREA

- ± 1.32 Acres
- ± 33.63 Acres & 47.69 Acres



KODIAK LANDS
[\(Click Here\)](#)

SITE PHOTOS



AREA

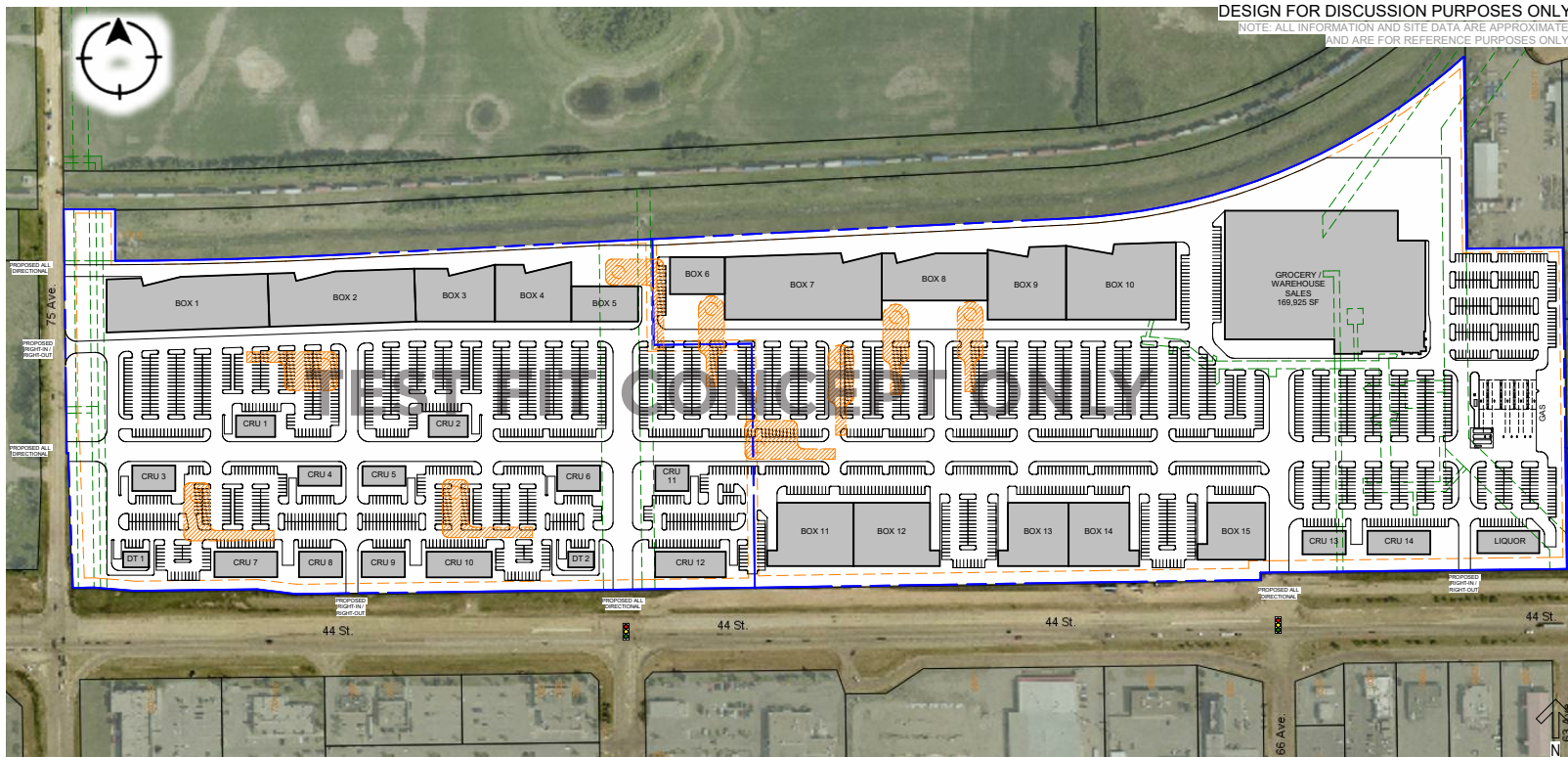
AMENITIES



LOT 3
±47.69 Acres

LOT 2
±33.63 Acres





OPTION 1

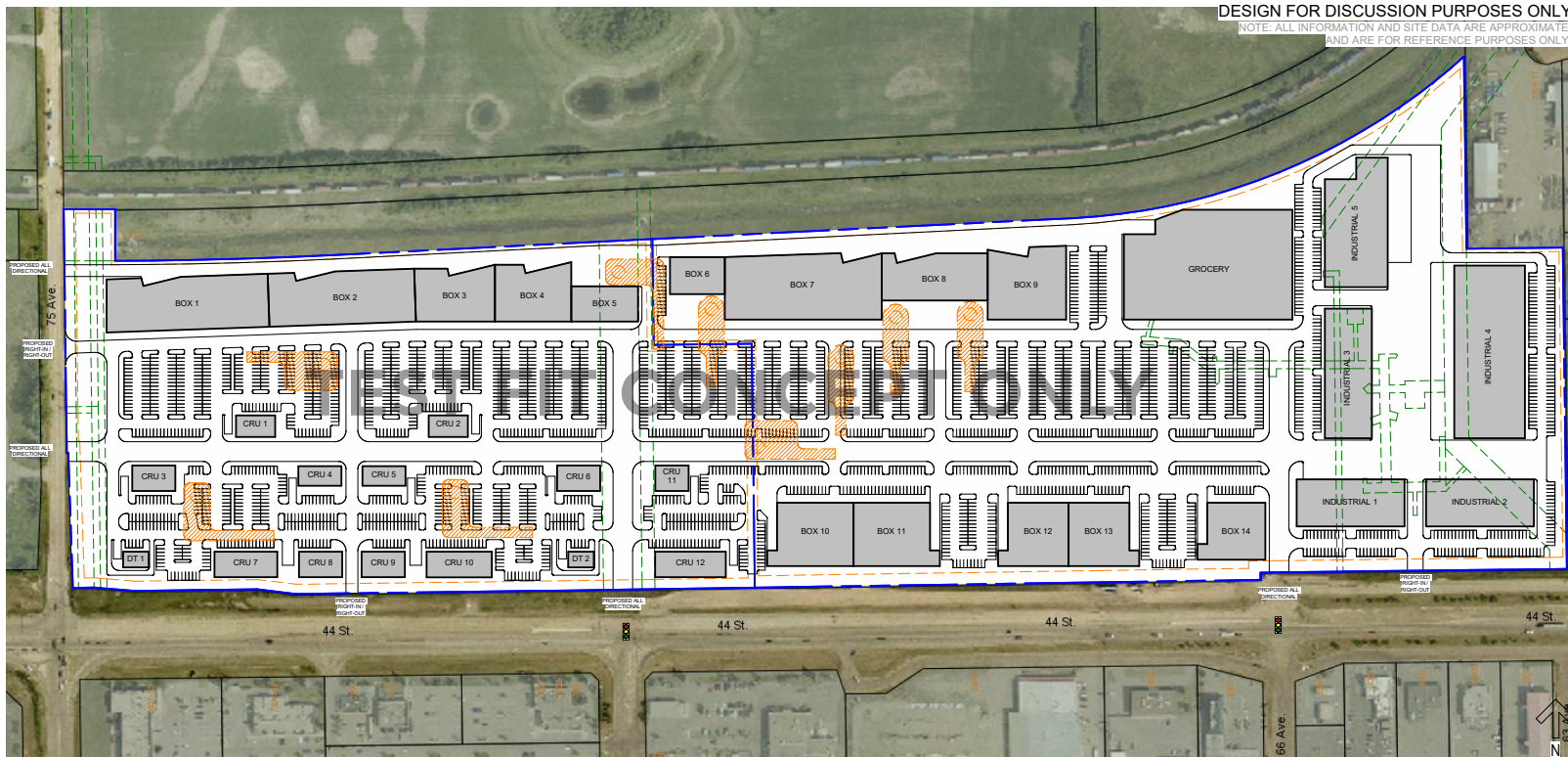
Big box retail and commercial retail units (CRU).

Test fit concept plans were completed to show set back to well locations and potential density.

SOUTH KODIAK LANDS LOT 2, BLOCK 21, PLAN 182 0025 & LOT 3, BLOCK 21, PLAN 182 0026 7202 & 6602 44 STREET LLOYDMINSTER, AB	SITE DATA		SITE COVERAGE: 22.6%		SITE LEGEND		ABANDONED WELL EASEMENT SETBACK AREA
	ZONING:	C2 / DC4	PARKING PROVIDED:	3,116 STALLS	PROPERTY LINE	—	
	SITE AREA:	3,540,408 sf (81.28 ac)	PARKING RATIO:	3.90 STALLS / 1,000 sf	SETBACK LINE	- - - - -	
	BUILDING AREA:	799,992 sf	EASEMENT LINE	- - - - -			

*Conceptual plans are subject to change and have not been approved by the Approving Authority. Approval of future development is subject to the approval of a Neighborhood Structure Plan (NSP) in accordance with Policy 610-02 as amended from time to time

USE CONCEPT

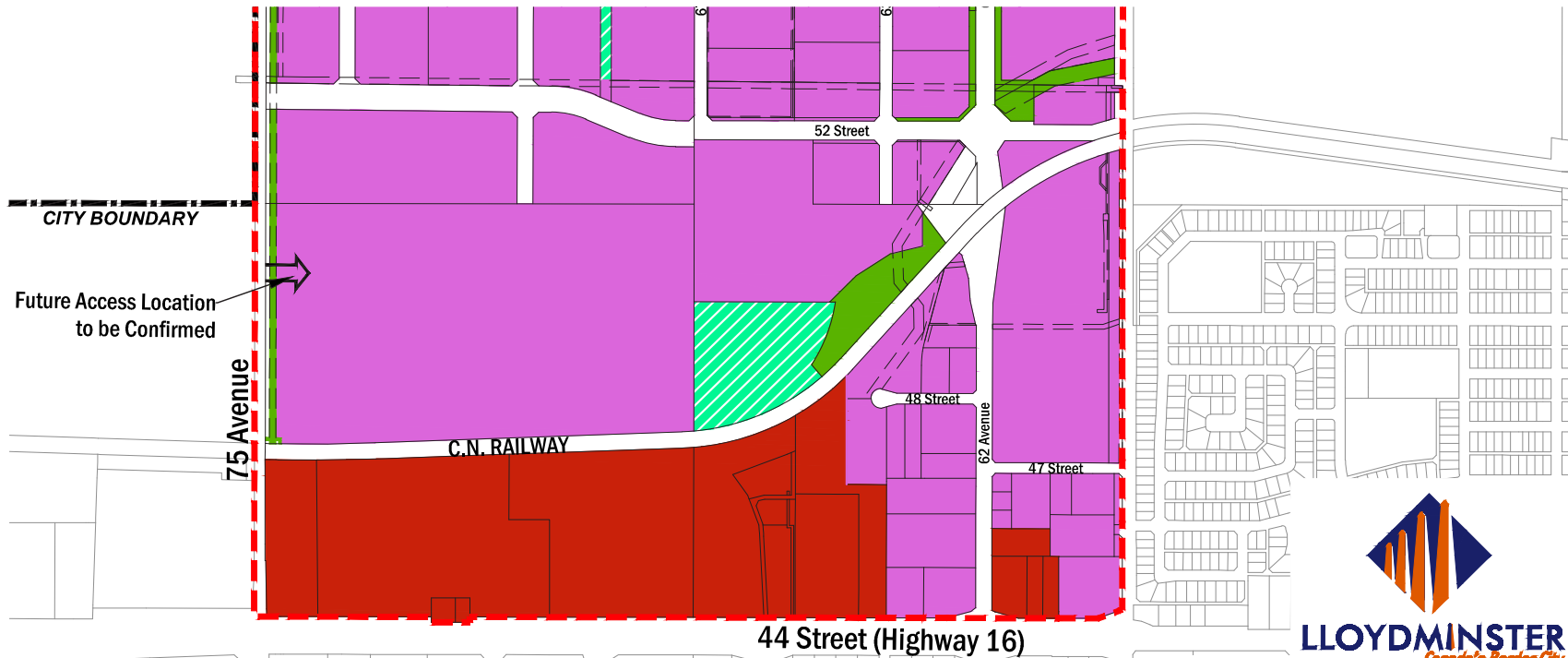


OPTION 2

Big box retail with commercial retail units (CRU) and showroom industrial along east portion of site.

Test fit concept plans were completed to show set back to well locations and potential density.

SOUTH KODIAK LANDS LOT 2, BLOCK 21, PLAN 182 0025 & LOT 3, BLOCK 21, PLAN 182 0026 7202 & 6602 44 STREET LLOYDMINSTER, AB	SITE DATA ZONING: C2 / DC4 SITE AREA: 3,540,408 sf (81.28 ac) BUILDING AREA: 900,309 sf	SITE COVERAGE: 25.4% PARKING PROVIDED: 2,854 STALLS PARKING RATIO COMMERCIAL: 3.80 STALLS / 1,000 sf INDUSTRIAL: 1.36 STALLS / 1,000 sf	SITE LEGEND PROPERTY LINE ———— SETBACK LINE - - - - - EASEMENT LINE - · - · - ·	ABANDONED WELL EASEMENT SETBACK AREA
	*Conceptual plans are subject to change and have not been approved by the Approving Authority. Approval of future development is subject to the approval of a Neighborhood Structure Plan (NSP) in accordance with Policy 610-02 as amended from time to time			



LAND USE CONCEPT



LEGEND

- ASP BOUNDARY
- COMMERCIAL
- INDUSTRIAL

- PUBLIC UTILITY LOT
- STORMWATER MANAGEMENT FACILITY

HILL INDUSTRIAL
CITY OF LLOYDMINSTER

64-11042_01_PRFF002.DWG
Rlashuk December 13, 2013

FIGURE 2

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