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4820 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

27350

MLS ID:

A2188222

\$333,300



△ WADE GRAHAM

2 (780) 808-2700

■ RE/MAX OF LLOYDMINSTER

2 780-808-2700

rM1

4820 49 Avenue , Lloydminster , Saskatchewan S9V 0T4

Transaction Type

For Sale

Days On Market

304

Zoning C1

(

Subdivision

Central Business District

Building TypeCommercial Mix

Year Built 1929

Structure Type

Low Rise (2-4 stories)

Property Type Property Sub Type

Mixed Use

Legal Plan

BL3833

Building Area (Sq. Ft.)

Building Area (Sq. M.)

3512.00

326.27

Inclusions

N/A

RestrictionsNone Known

Commercial

Reports None

Have a look at this well-maintained commercial property that offers a fantastic blend of business and residential possibilities. Situated in a bustling area with C1 zoning, this building is ideal for various types of businesses. The main floor houses two retail spaces (fully leased), one of which is currently occupied by a long-term tenant, Hair Lines, ensuring steady rental income from the start. Upstairs, you'll find two residential suites that have been combined into one large living area, perfect for an owner looking to live above their business or for additional rental income. This setup provides a unique opportunity to manage your business conveniently on the lower level while enjoying the comfort and privacy of your home just above. Whether you're looking to invest or establish your business, this property offers flexibility and potential in a prime location.

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