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## **4809 50 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

27351

MLS ID:

A2188226

\$699,900



**△** WADE GRAHAM

**(780)** 808-2700

☑ RE/MAX OF LLOYDMINSTER

**2** 780-808-2700

r<u>P</u>ri

4809 50 Avenue , Lloydminster , Saskatchewan S9V 0P6

**Transaction Type** 

For Sale

**Days On Market** 

Zoning C1

285

Subdivision

Central Business District

Building Type

Year Built

**Property Sub Type** 

Office Building,Retail

1958

**Structure Type** 

Office

Property Type
Commercial

Office

Legal Plan

98B 13003

Building Area (Sq. Ft.)

Building Area (Sq. M.)

6590.00

612.23

Inclusions

N/A

Restrictions
None Known

Reports None

We are excited to present this outstanding office building listing located in Lloydminster, Saskatchewan, at a remarkable price point. Situated in a prime location on a busy highway, this property offers a multitude of features to cater to your business needs. Inside, you'll find 11 tastefully finished offices with the potential to add more, providing ample space for various departments or teams. The presence of a dedicated boardroom, workstations, and a sales counter ensures a productive and customer-friendly environment. With both front and rear access points, convenience is a priority for employees and clients alike. Additionally, the property includes 10 private parking stalls, guaranteeing easy parking access. A full basement with separate front access opens up opportunities for storage or future expansion. The presence of a showroom area and a welcoming waiting area adds a professional touch, perfect for businesses looking to impress clients. One of the property's standout features is its floor-to-ceiling windows facing the busy highway, allowing an abundance of natural light to fill the space and create an inviting atmosphere. Whether you're looking for a space to expand your operations or upgrade your current office setup, this property offers a unique combination of functionality and visibility. Please do not hesitate to reach out for more information. This listing represents an exceptional opportunity to elevate your business presence in a highly desirable location.

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