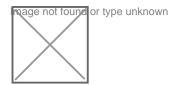


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4809 AND 4811 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

28613 A21637

MLS ID: A2163745

\$279,000



△ JENNIFER GILBERT

2 (780) 875-3343

☑ COLDWELL BANKER - CITY SIDE REALTY

2 780-875-3343

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4809 And 4811 49 Avenue , Lloydminster , Saskatchewan S9V 0T5

Transaction Type Title Days On Market

For Sale Fee Simple 297

ZoningSubdivisionBuilding TypeC1Central Business DistrictMixed Use

Year BuiltStructure TypeProperty Type1955Low Rise (2-4 stories)Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 101925312 4557.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

423.36 6534 0.15

Construction Type Foundation Heating

Brick, Stucco Block Floor Furnace, Forced Air, Natural Gas

InclusionsRestrictionsReportsNoneNone KnownLeases

Opportunity presents! Invest in a well maintained 4,557 square foot commerical building on 49th Avenue, in downtown Lloydminster. This property provides an income generating investment with two, existing modified-gross leases (to 2026/2027) with excellent and established tenant profiles. Financial information will only be provided with a signed confidentiality agreement. Please do not visit these businesses with intention to view their spaces without a confirmed appointment with a Realtor, please provide plenty of notice for viewings as showings will only to be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!

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