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## 4809 AND 4811 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
28613


**MLS ID:**  
A2163745

**\$279,000**



 **JENNIFER GILBERT**  
 (780) 875-3343

 **COLDWELL BANKER - CITY SIDE REALTY**  
 780-875-3343

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 297
<b>Zoning</b> C1	<b>Subdivision</b> Central Business District	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1955	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 101925312	<b>Building Area (Sq. Ft.)</b> 4557.00
<b>Building Area (Sq. M.)</b> 423.36	<b>Lot Size (Sq. Ft.)</b> 6534	<b>Lot Size (Acres)</b> 0.15
<b>Construction Type</b> Brick,Stucco	<b>Foundation</b> Block	<b>Heating</b> Floor Furnace,Forced Air,Natural Gas
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> Leases

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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