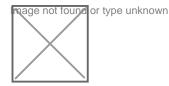


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4901 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

30607

MLS ID:

A2221657

\$309,900



△ COLIN CLARKE

(780) 875-9159

■ MUSGRAVE AGENCIES

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4901 49 Avenue , Lloydminster , Saskatchewan S9V 0T6

Transaction Type Title Days On Market

For Sale Fee Simple 212

Zoning Subdivision Building Type

C1 Central Business District Retail

Year BuiltStructure TypeProperty Type1946RetailCommercial

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

Retail 96B01717 6150.00

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

571.35 6969 0.16

Construction TypeRoofFoundationBrickOtherPoured Concrete

Cooling Heating Access to Property

Central Air Floor Furnace, Natural Gas Direct Access

InclusionsRestrictionsReportsN/ANone KnownNone

Great Mixed use commercial Building in the downtown area! There are many large value added improvements completed in recent years including; exterior stucco, new flooring, new front windows, all LED lighting, and steel roof. Listed below appraised value this could be the perfect space to grow your business or used for a high return investment property. The main floor is fully leased with a good tenant. Upstairs is a 1 bedroom rental suite which can be used for additional monthly income.

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