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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**  
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 4901 49 Avenue , Lloydminster , Saskatchewan S9V 0T6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 67
<b>Zoning</b> C1	<b>Subdivision</b> Central Business District	<b>Building Type</b> Retail
<b>Year Built</b> 1946	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 96B01717	<b>Building Area (Sq. Ft.)</b> 6150.00
<b>Building Area (Sq. M.)</b> 571.35	<b>Lot Size (Sq. Ft.)</b> 6969	<b>Lot Size (Acres)</b> 0.16
<b>Construction Type</b> Brick	<b>Roof</b> Other	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace,Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Great retail space in the downtown area! This large building is very multi faceted with the unique ability to easily be returned back to 3 separate space all with their own entrances. 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. Zone Commercial 1 there are a multitude of permitted uses, some of which could be, childcare, esthetics, Medical, government services, pet care, education, retail, restaurant, and religious assembly. This could be the perfect opportunity to expand your business.

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