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4818 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lloydminster, Saskatchewan



Listing ID:
31632


MLS ID:
A2246743

\$649,950



 **SCOTT DOPKO**
 (780) 875-9159

 **MUSGRAVE AGENCIES**
 780-875-9159

 4818 44 Street , Lloydminster , Saskatchewan S9V0G8

Transaction Type

For Sale

Days On Market

119

Zoning

C2

Subdivision

Central Business District

Year Built

1970

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

B1127

Building Area (Sq. Ft.)

4960.00

Building Area (Sq. M.)

460.80

Lot Size (Sq. Ft.)

19602

Lot Size (Acres)

0.45

Construction Type

Metal Frame

Heating

See Remarks

Access to Property

Accessible to Major Traffic Route, Direct Access

Inclusions

N/A

Restrictions

None Known

Reports

None

Prime Commercial Building in the Heart of Lloydminster's Central Business District Take your business to the next level with this high-exposure commercial property located directly along one of Lloydminster's busiest highways. Offering 4,960 sq ft of versatile space, this well-maintained building provides endless opportunities for retail, office, or service-based businesses. Central Location – Situated in the highly sought-after Central Business District, with excellent visibility and steady vehicle traffic. Functional Layout – Generous square footage with large showroom, 2 storage areas, 2 bathrooms and 2 office rooms. Ample Parking – Easy access for customers and staff, with abundant on-site and nearby parking. Highway Frontage – offers prime signage opportunities and great curb appeal along a major traffic corridor. Whether you're expanding your current operation or looking for an investment in a vibrant commercial hub, this property checks all the boxes.

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