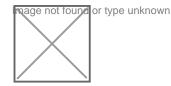


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4818 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Lloydminster, Saskatchewan

Listing ID:

31632

MLS ID:

A2246743

\$675,000



△ SCOTT DOPKO

(780) 875-9159

■ MUSGRAVE AGENCIES

2 780-875-9159

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4818 44 Street , Lloydminster , Saskatchewan S9V0G8

Transaction Type

For Sale

Subdivision

Central Business District

Property Type

Commercial

Building Area (Sq. Ft.)

4960.00

Lot Size (Acres)

0.45

Access to Property

Accessible to Major Traffic Route, Direct

Access

Reports

None

Days On Market

59

Year Built

1970

Property Sub Type

Retail

Building Area (Sq. M.)

460.80

Construction Type

Metal Frame

Inclusions

N/A

Zoning

C2

Structure Type

Retail

Legal Plan

B1127

Lot Size (Sq. Ft.)

19602

Heating

See Remarks

Restrictions

None Known

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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