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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**
 780-875-9159

 4818 44 Street , Lloydminster , Saskatchewan S9V0G8

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|---|---|------------------------------------|
| Transaction Type For Sale | Days On Market 59 | 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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