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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

**\$549,950**



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

 **MUSGRAVE AGENCIES**  
 780-875-9159

  
4818 44 Street , Lloydminster , Saskatchewan S9V0G8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 259	<b>Zoning</b> C2
<b>Subdivision</b> Central Business District	<b>Year Built</b> 1970	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> B1127
<b>Building Area (Sq. Ft.)</b> 4960.00	<b>Building Area (Sq. M.)</b> 460.80	<b>Lot Size (Sq. Ft.)</b> 19602
<b>Lot Size (Acres)</b> 0.45	<b>Construction Type</b> Metal Frame	<b>Heating</b> See Remarks
<b>Access to Property</b> Accessible to Major Traffic Route, Direct Access	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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