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## 4809 AND 4811 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Lloydminster, Saskatchewan

**Listing ID:**

31763

**MLS ID:**

A2249925

**\$265,000**

 **JENNIFER GILBERT**

 (780) 875-3343

 **COLDWELL BANKER - CITY SIDE REALTY**

 780-875-3343



4809 And 4811 49 Avenue , Lloydminster , Saskatchewan S9V 0T5

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	166
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
C1	Central Business District	Mixed Use
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1955	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	101925312	4557.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
423.36	6534	0.15
<b>Construction Type</b>	<b>Foundation</b>	<b>Heating</b>
Brick,Stucco	Block	Floor Furnace,Forced Air,Natural Gas
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Leases

Opportunity presents! Invest in a well maintained 4,557 square foot commercial building on 49th Avenue, in downtown Lloydminster. This property provides an income generating investment with two, existing modified-gross leases (to 2026/2027) with excellent and established tenant profiles. Financial information will only be provided with a signed confidentiality agreement. Please do not visit these businesses with intention to view their spaces without a confirmed appointment with a Realtor, please provide plenty of notice for viewings as showings will only to be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!

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