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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**
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 **COLDWELL BANKER - CITY SIDE REALTY**
 780-875-3343

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

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

Opportunity presents! Invest in a well maintained 4,557 square foot commerical 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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