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## 4620 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
32198


**MLS ID:**  
A2258005

**\$448,000**



 **RITA BAXTER**

 CENTURY 21 DRIVE  
 306-825-3700

 4620 44 Street , Lloydminster , Saskatchewan S9V 0G4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 194
<b>Zoning</b> C2	<b>Subdivision</b> East Lloydminster	<b>Building Type</b> Free-Standing,Street Level Storefront,Strip Mall
<b>Year Built</b> 1978	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> B 1127	<b>Building Area (Sq. Ft.)</b> 4863.79
<b>Building Area (Sq. M.)</b> 451.86	<b>Lot Size (Sq. Ft.)</b> 12019	<b>Lot Size (Acres)</b> 0.28
<b>Construction Type</b> Brick	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Slab
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,City Lot,Interior Lot,Level,Low Maintenance Landscape
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Highway 16 Commercial Opportunity – Two Bays, 4,863 Sq. Ft. Prime location and versatile space meet in this excellent commercial investment property along busy Highway 16. Featuring a combined 4,863 square feet across two bays, this offering is perfectly suited for a wide range of businesses. Two Bays – Two Tenants One bay is currently operating as a well-established bakery, while the other is set up as a fitness gym, providing built-in rental income opportunities and functional layouts for diverse uses. Functional Design Each bay includes rear overhead doors, ensuring easy access for deliveries, equipment, and client convenience. The layout supports both retail and service-based operations with room for customization. High Exposure Location Situated directly on Highway 16, this property benefits from excellent visibility and traffic counts, maximizing exposure for businesses and future tenants. Investment Potential With two strong commercial tenants in place, this property offers flexibility for investors seeking stable cash flow or owner-users looking to occupy one side while generating income from the other. This is a rare opportunity to secure a highly visible commercial asset with strong current use and long-term potential.

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