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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

Transaction Type For Sale	Title Fee Simple	Days On Market 131
Zoning C2	Subdivision East Lloydminster	Building Type Free-Standing,Street Level Storefront,Strip Mall
Year Built 1978	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan B 1127	Building Area (Sq. Ft.) 4863.79
Building Area (Sq. M.) 451.86	Lot Size (Sq. Ft.) 12019	Lot Size (Acres) 0.28
Construction Type Brick	Roof Asphalt Shingle	Foundation Slab
Cooling Central Air	Heating Forced Air,Natural Gas	Lot Features Back Lane,City Lot,Interior Lot,Level,Low Maintenance Landscape
Inclusions N/A	Restrictions None Known	Reports 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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