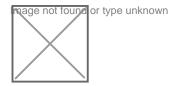


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4620 44 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Saskatchewan

Listing ID: 32198

MLS ID: A2258005

\$448,000



A RITA BAXTER

■ CENTURY 21 DRIVE

306-825-3700

4620 44 Street , Lloydminster , Saskatchewan S9V 0G4

Transaction Type Title Days On Market

For Sale Fee Simple 21

Zoning Subdivision Building Type

C2 East Lloydminster Free-Standing, Street Level Storefront, Strip Mall

Year Built Structure Type Property Type
1978 Retail Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail B 1127 4863.79

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

451.86 12019 0.28

 Construction Type
 Roof
 Foundation

 Brick
 Asphalt Shingle
 Slab

Brick Asphalt Shingle Slab

Cooling Lot Features

Central Air Forced Air, Natural Gas

Back Lane, City Lot, Interior
Lot, Level, Low Maintenance Landscape

InclusionsRestrictionsReportsN/ANone KnownNone

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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