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## 4813 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Lloydminster, Saskatchewan

**Listing ID:**

32295

**MLS ID:**

A2259469

**\$409,900**



 **HARPREET CHRISTIE**

 (780) 808-2700

 **RE/MAX OF LLOYDMINSTER**

 780-808-2700



4813 49 Avenue , Lloydminster , Saskatchewan S9V 0L9

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	124
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
Central Commercial	Central Business District	Mixed Use,Office Building,Retail,See Remarks,Strip Mall
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1955	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Retail	101925312	3927.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
364.83	5920	0.14
<b>Construction Type</b>	<b>Roof</b>	<b>Cooling</b>
Metal Frame	Flat,Tar/Gravel	Central Air
<b>Heating</b>	<b>Lot Features</b>	<b>Inclusions</b>
Overhead Heater(s),Forced Air,Natural Gas	City Lot,Corner Lot,See Remarks,Street Lighting	n/a
<b>Restrictions</b>	<b>Reports</b>	
None Known	Property Disclosure	

Nestled in the vibrant downtown of Lloydminster, this exceptional building at 4813 49 Avenue, Lloydminster, SK, is now available for sale and lease. Boasting over 3,000 square feet of versatile space, it includes ample storage and bathroom facilities and offers the perfect setting for your next business venture. This property provides a unique opportunity to establish or expand your business within a thriving community with plenty of room for growth and customization. Make your mark in Lloydminster with this prime location and take advantage of its potential.

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