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## 4813 49 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Lloydminster, Saskatchewan

**Listing ID:**

32296

**MLS ID:**

A2259474

**\$9**



 **HARPREET CHRISTIE**

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 **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 Lease                                       | Fee Simple  | 124                                       |
| <b>Lease Amount</b>                             | <b>Lease Frequency</b>                                  | <b>Zoning</b>                             |
| 9.00  | Monthly   | C1  |
| <b>Subdivision</b>                              | <b>Building Type</b>                                    | <b>Year Built</b>                         |
| Central Business District                       | Mixed Use,Office Building,Retail,See Remarks,Strip Mall | 1955                                      |
| <b>Structure Type</b>                           | <b>Property Type</b>                                    | <b>Property Sub Type</b>                  |
| Mixed Use                                       | Commercial  | Retail                                    |
| <b>Legal Plan</b>                               | <b>Building Area (Sq. Ft.)</b>                          | <b>Building Area (Sq. M.)</b>             |
| 101925312                                       | 3927.00   | 364.83                                    |
| <b>Lot Size (Sq. Ft.)</b>                       | <b>Lot Size (Acres)</b>                                 | <b>Construction Type</b>                  |
| 5920  | 0.14  | Metal Frame                               |
| <b>Roof</b>                                     | <b>Cooling</b>  | <b>Heating</b>                            |
| Flat,Tar/Gravel                                 | Central Air   | Overhead Heater(s),Forced Air,Natural Gas |
| <b>Lot Features</b>                             | <b>Inclusions</b>                                       | <b>Restrictions</b>                       |
| City Lot,Corner Lot,See Remarks,Street Lighting | n/a   | None Known                                |
| <b>Reports</b>                                  |   |   |
| Legal Description                               |   |   |

Prime leasing opportunity in the heart of Lloydminster's vibrant downtown! This exceptional building at 4813 49 Avenue, Lloydminster, SK, offers over 3,000 square feet of versatile space, perfect for your next business venture. With ample storage, bathroom facilities, and room for customization, this space is designed to suit your needs. Situated in a growing community, this location provides endless potential for business expansion. Don't miss out on establishing your presence in this thriving area!

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