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4102 40 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan



Listing ID:
32686

MLS ID:
A2267624

\$699,900



 **HARPREET CHRISTIE**
 (780) 808-2700

 **RE/MAX OF LLOYDMINSTER**
 780-808-2700

 4102 40 Avenue , Lloydminster , Saskatchewan S9V 2H1

Transaction Type

For Sale

Days On Market

62

Zoning

UT

Subdivision

Larsen Grove

Building Type

See Remarks

Year Built

1964

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

63B09367

Building Area (Sq. Ft.)

1932.00

Building Area (Sq. M.)

179.49

Lot Size (Sq. Ft.)

85813

Lot Size (Acres)

1.97

Construction Type

Vinyl Siding,Wood Frame

Roof

Asphalt Shingle

Foundation

Poured Concrete

Heating

Forced Air,Natural Gas

InclusionsRefrigerator, Stove, Washer, Dryer,
Dishwasher, Microwave Hood Fan**Restrictions**

None Known

Reports

Legal Description

Commercial Property Within Lloydminster City Limits. Positioned just off Highway 16 East, this 1.97-acre site offers excellent exposure and versatile potential for business, industrial, or investment use. The property features two shops, approximately 2,300 sq. ft. and 990 sq. ft., as well as an additional 880 sq. ft. secondary building suitable for office space or staff accommodations. There is a home that spans over 1,900 sq ft and features three bedrooms, a den, a 5-piece ensuite with a walk-in closet and a spacious kitchen. The basement is open for development with ample storage options. Power and natural gas are already on-site, with a cistern & septic system. City water and sewer services are not currently connected, but utility lines are nearby, and buyers may apply to the City of Lloydminster for service extension. Zoned UT (Urban Transition), this location provides flexibility for future development or expansion, making it ideal for contractors, trades, small business owners, or investors seeking a property with both utility and upside potential. Everything is sold "AS IS." The seller is highly motivated, and this is an excellent opportunity for those looking to secure a strategically located commercial parcel within city limits.

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