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## 4305 57 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lloydminster, Alberta



**Listing ID:**  
34013


**MLS ID:**  
A2286357

**\$549,999**



 **JENNIFER GILBERT**  
 (780) 875-3343

 COLDWELL BANKER - CITY SIDE REALTY  
 780-875-3343

 4305 57 Avenue , Lloydminster , Alberta T9V 1Y4

**Transaction Type**

For Sale

**Title**

Fee Simple

**Zoning**

CC

**Subdivision**

Southridge

**Building Type**

Free-Standing, Major Shopping

**Year Built**

2002

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

762 1667

**Building Area (Sq. Ft.)**

4200.00

**Building Area (Sq. M.)**

390.19

**Inclusions**

Displays, shelving, signs, racks, shelving, goodwill. Inventory amount will be calculated separately at the time of sale.

**Restrictions**

None Known

**Reports**

Audited Financial  
Statements, Chattel/Equipment

Open a door to opportunity! If you follow Sheepskin Loft on social media, you can see just how much fun these ladies get to have at work! If you don't follow them yet, you should! Consider reinventing your work life with a proven formula for success and financial freedom. This is an enticing and rewarding consideration for a sole proprietor, couple or a partnership team to change their life path with a turn-key, respected, family owned business. They carry a large selection of slippers, comfy shoes & footwear, pyjamas, robes, leather products, sheepskin rugs & medical care. They are proud to sell CANADIAN based responsible products with a touch of magic from New Zealand and Australia. Training for a new owner can be provided to ensure a solid start. A fantastic work life balance with current retail hours being 10-5 Monday to Saturday, except Thursdays when they are open until 6pm, closed Sundays. Seasonal hours start in September and progress until the end of December to accommodate the busy Christmas Season. Sheepskin Loft has offered a customer Loyalty Program since 2014 offering a point system that accumulates & builds frequent loyal customers. Social media pages feature 20,000+ followers and the online store presence has exciting growth potential. A newly expanded and renovated long term 4,200 square foot lease space remains available for the purchaser of this rewarding business, to be offered at fair market rent. All displays and shelving, signs and marketing materials are included in the sale. Inventory will be calculated at the time of sale. Another fantastic asset of this stable, long-term location is the ample parking and ease of access to Highway 16. If you are ready to embark on a journey of comfort, care, innovation and the love of natural products & Sheepskin you can own a piece of Lloydminster history with your special personal touch and continue the legacy of Sheepskin Loft!

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