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## 4901 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan

**Listing ID:**  
34391

**MLS ID:**  
A2292772

**\$309,900**



 **COLIN CLARKE**  
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 **MUSGRAVE AGENCIES**  
 780-875-9159

 4901 49 Avenue , Lloydminster , Saskatchewan S9V 0T6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Zoning</b> C1	<b>Subdivision</b> Central Business District	<b>Building Type</b> Retail
<b>Year Built</b> 1946	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 96B01717	<b>Building Area (Sq. Ft.)</b> 6150.00
<b>Building Area (Sq. M.)</b> 571.35	<b>Lot Size (Sq. Ft.)</b> 6969	<b>Lot Size (Acres)</b> 0.16
<b>Construction Type</b> Brick	<b>Roof</b> Other	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Central Air	<b>Heating</b> Floor Furnace,Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Great Mixed use commercial Building in the downtown area! There are many large value added improvements completed in recent years including; exterior stucco, new flooring, new front windows, all LED lighting, and steel roof. Listed below appraised value this could be the perfect space to grow your business or used for a high return investment property. The main floor is fully leased with a good tenant. Upstairs is a 1 bedroom rental suite which can be used for additional monthly income.

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