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4820 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Saskatchewan



Listing ID:
34621

MLS ID:
A2296600

\$299,900



 **WADE GRAHAM**

 RE/MAX OF LLOYDMINSTER
 780-808-2700

 4820 49 Avenue , Lloydminster , Saskatchewan S9V 0T4

Transaction Type For Sale	Days On Market 23	Zoning C1
Subdivision Central Business District	Building Type Commercial Mix	Year Built 1929
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan BL3833	Building Area (Sq. Ft.) 3512.00	Building Area (Sq. M.) 326.27
Lot Size (Sq. Ft.) 2138	Lot Size (Acres) 0.05	Roof Metal
Foundation Poured Concrete	Cooling Partial	Heating Boiler,Natural Gas
Lot Features Back Lane	Access to Property Direct Access	Inclusions NA
Restrictions None Known	Reports None	

Have a look at this well-maintained commercial property that offers a fantastic blend of business and residential possibilities. Situated in a bustling area with C1 zoning, this building is ideal for various types of businesses. The main floor houses two retail spaces , one of which is currently occupied by a long-term tenant, Hair Lines, ensuring steady rental income from the start. Upstairs, you'll find two residential suites that have been combined into one large living area, perfect for an owner looking to live above their business or for additional rental income. This setup provides a unique opportunity to manage your business conveniently on the lower level while enjoying the comfort and privacy of your home just above. Whether you're looking to invest or establish your business, this property offers flexibility and potential in a prime location.

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