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## 4813 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lloydminster, Saskatchewan



**Listing ID:**  
34685

**MLS ID:**  
A2297800

**\$399,900**



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

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

 4813 49 Avenue , Lloydminster , Saskatchewan S9V 0L9

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

Nestled in the vibrant downtown of Lloydminster, this exceptional building at 4813 49 Avenue, Lloydminster, SK, is available for sale. Boasting a building of 3,927 square feet with over 3,000 square feet of versatile space, it also includes ample storage and bathroom facilities and offers the perfect setting for your next business venture. This property provides a unique opportunity to establish or expand your business within a thriving community with plenty of room for growth and customization. Potential long-term lease arrangements may be considered, offering added flexibility and stability for qualified tenants. Make your mark in Lloydminster with this prime location and take advantage of its potential.

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