

# \$309,900 - 4901 49 Avenue, Lloydminster

MLS® #A2221657

**\$309,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Central Business District, Lloydminster,  
Saskatchewan

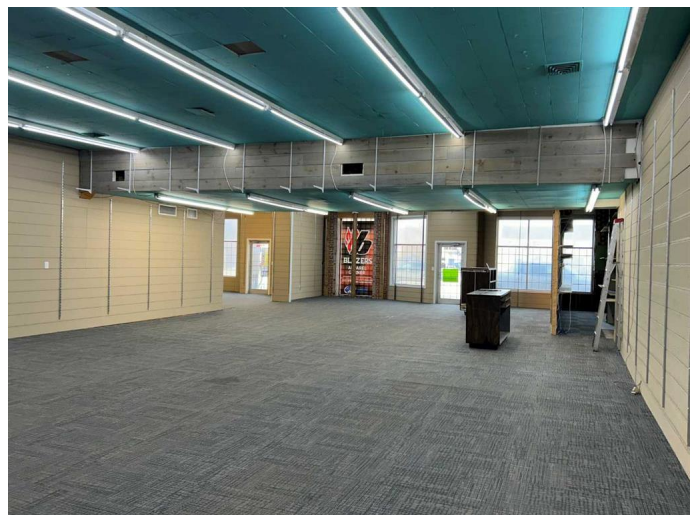
Great retail space in the downtown area! This large building is very multi faceted with the unique ability to easily be returned back to 3 separate space all with their own entrances. There are many large value added improvements completed in recent years including; exterior stucco, new flooring, new 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. Zone Commercial 1 there are a multitude of permitted uses, some of which could be, childcare, esthetics, Medical, government services, pet care, education, retail, restaurant, and religious assembly. This could be the perfect opportunity to expand your business.

Built in 1946

## Essential Information

MLS® #	A2221657
Price	\$309,900
Bathrooms	0.00
Acres	0.16
Year Built	1946
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information



Address	4901 49 Avenue
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0T6

### **Amenities**

Parking Spaces	3
----------------	---

### **Interior**

Heating	Floor Furnace, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Other
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	1
Zoning	C1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.