$309,900 - 4901 49 Avenue, Lloydminster

MLS® #A2221657

$309,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.16 Acres
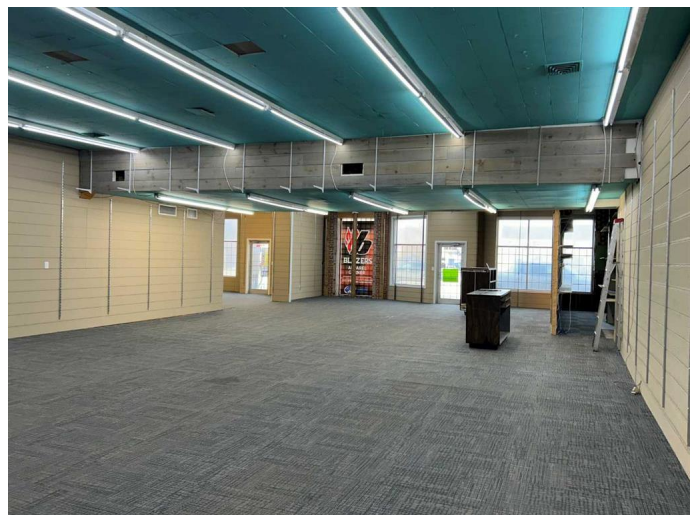
Central Business District, Lloydminster, Saskatchewan

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