

# \$12 - 4813 49 Avenue, Lloydminster

MLS® #A2205517

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Central Business District, Lloydminster,  
Saskatchewan

Prime leasing opportunity in the heart of Lloydminster's vibrant downtown! This exceptional building at 4813 49 Avenue, Lloydminster, SK, offers over 3,000 square feet of versatile space, perfect for your next business venture. With ample storage, bathroom facilities, and room for customization, this space is designed to suit your needs. Situated in a growing community, this location provides endless potential for business expansion. Don't miss out on establishing your presence in this thriving area!

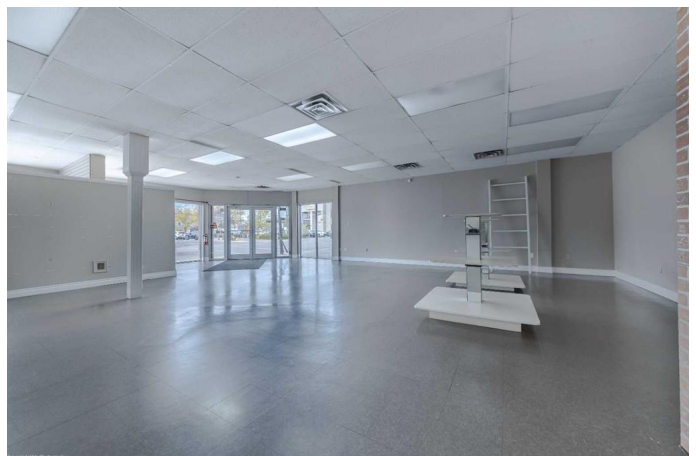
Built in 1955

## Essential Information

MLS® #	A2205517
Price	\$12
Bathrooms	0.00
Acres	0.14
Year Built	1955
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4813 49 Avenue
Subdivision	Central Business District
City	Lloydminster



County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0L9

### **Interior**

Heating	Overhead Heater(s), Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	City Lot, Corner Lot, See Remarks, Street Lighting
Roof	Flat, Tar/Gravel
Construction	Metal Frame

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	120
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.