\$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 Mixed use commercial Building in the downtown area! 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. The main floor is fully leased with a good tenant. Upstairs is a 1 bedroom rental suite which can be used for additional monthly income.



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 Natural Gas, Floor Furnace

Cooling Central Air

Exterior

Roof Other
Construction Brick

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 175

Zoning C1

Listing Details

Listing Office MUSGRAVE AGENCIES

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