

\$279,000 - 4809 And 4811 49 Avenue, Lloydminster

MLS® #A2249925

\$279,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Central Business District, Lloydminster,
Saskatchewan

Opportunity presents! Invest in a well maintained 4,557 square foot commercial building on 49th Avenue, in downtown Lloydminster. This property provides an income generating investment with two, existing modified-gross leases (to 2026/2027) with excellent and established tenant profiles. Financial information will only be provided with a signed confidentiality agreement. Please do not visit these businesses with intention to view their spaces without a confirmed appointment with a Realtor, please provide plenty of notice for viewings as showings will only to be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!

Built in 1955

Essential Information

MLS® #	A2249925
Price	\$279,000
Bathrooms	0.00
Acres	0.15
Year Built	1955
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information



Address	4809 And 4811 49 Avenue
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0T5

Amenities

Parking Spaces	2
----------------	---

Interior

Heating	Floor Furnace, Forced Air, Natural Gas
---------	--

Exterior

Construction	Brick, Stucco
Foundation	Block

Additional Information

Date Listed	August 19th, 2025
Days on Market	30
Zoning	C1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.