



GRASSROOTS
REALTY GROUP

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**4818 44 Street
Lloydminster, Saskatchewan**

MLS # A2246743



\$549,950

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,960 sq.ft.

Zoning: C2

Heating: See Remarks

Floors: -

Roof: -

Exterior: Metal Frame

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.45 Acre

Lot Feat: -

Prime Commercial Building in the Heart of Lloydminster's Central Business District Take your business to the next level with this high-exposure commercial property located directly along one of Lloydminster's busiest highways. Offering 4,960 sq ft of versatile space, this well-maintained building provides endless opportunities for retail, office, or service-based businesses. Central Location ‐ Situated in the highly sought-after Central Business District, with excellent visibility and steady vehicle traffic. Functional Layout ‐ Generous square footage with large showroom, 2 storage areas, 2 bathrooms and 2 office rooms. Ample Parking ‐ Easy access for customers and staff, with abundant on-site and nearby parking. Highway Frontage ‐ offers prime signage opportunities and great curb appeal along a major traffic corridor. Whether you're expanding your current operation or looking for an investment in a vibrant commercial hub, this property checks all the boxes.