



GRASSROOTS
REALTY GROUP

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4813 49 Avenue
Lloydminster, Saskatchewan

MLS # A2297800



\$399,900

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,927 sq.ft.

Zoning: DTN

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: Flat, Tar/Gravel

Exterior: Metal Frame

Water: Public

Sewer: Public Sewer

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.14 Acre

Lot Feat: City Lot, Corner Lot, See Remarks, Street Lighting

Nestled in the vibrant downtown of Lloydminster, this exceptional building at 4813 49 Avenue, Lloydminster, SK, is available for sale. Offering 3,927 square feet of versatile space, ample storage, and bathroom facilities, this property provides the perfect setting for your next business venture. This property offers a unique opportunity to establish or expand your business in a thriving community with ample room for growth and customization. Potential long-term lease arrangements may be considered to offer added flexibility and stability for qualified tenants. Make your mark in Lloydminster with this prime location and take advantage of its potential.