



GRASSROOTS
REALTY GROUP

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4813 49 Avenue
Lloydminster, Saskatchewan

MLS # A2333846



\$399,900

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,927 sq.ft.

Zoning: Central Commercial

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

Secure an investment property with immediate income in the heart of downtown Lloydminster. Located at 4813 49 Avenue, Lloydminster, SK, this well-maintained commercial building offers close to 4,000 sq. ft. of versatile space, including ample storage, bathroom facilities, and updated energy-efficient LED lighting throughout. Currently leased with a two-year tenancy in place, this property provides investors with the benefit of an established tenant and immediate rental income. Situated in a high-visibility downtown location with excellent exposure, it offers an attractive opportunity to add an income-producing commercial property to your portfolio. Whether you're looking to expand your investment portfolio or secure a commercial asset with cash flow already in place, this downtown Lloydminster property is well worth a look.