



GRASSROOTS
REALTY GROUP

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**4901 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2221657



\$309,900

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,150 sq.ft.

Zoning: C1

Heating: Floor Furnace, Natural Gas

Floors: -

Roof: Other

Exterior: Brick

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.16 Acre

Lot Feat: -

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.