



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 retail space in the downtown area! This large building is very multi faceted with the unique ability to easily be returned back to 3 separate space all with their own entrances. 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. Zone Commercial 1 there are a multitude of permitted uses, some of which could be, childcare, esthetics, Medical, government services, pet care, education, retail, restaurant, and religious assembly. This could be the perfect opportunity to expand your business.