



**GRASSROOTS**  
REALTY GROUP

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**4818 44 Street  
Lloydminster, Saskatchewan**

**MLS # A2246743**



**\$649,950**

**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 &dash; Situated in the highly sought-after Central Business District, with excellent visibility and steady vehicle traffic. Functional Layout &dash; Generous square footage with large showroom, 2 storage areas, 2 bathrooms and 2 office rooms. Ample Parking &dash; Easy access for customers and staff, with abundant on-site and nearby parking. Highway Frontage &dash; 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.