



**4620 44 Street
Lloydminster, Saskatchewan**

MLS # A2258005



\$448,000

Division:	East Lloydminster
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,864 sq.ft.
Zoning:	C2

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	Brick	Parking:	-
Water:	-	Lot Size:	0.28 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Interior Lot, Level, Low Maintenance
Inclusions:	N/A		

Highway 16 Commercial Opportunity & Two Bays, 4,863 Sq. Ft. Prime location and versatile space meet in this excellent commercial investment property along busy Highway 16. Featuring a combined 4,863 square feet across two bays, this offering is perfectly suited for a wide range of businesses. Two Bays & Two Tenants One bay is currently operating as a well-established bakery, while the other is set up as a fitness gym, providing built-in rental income opportunities and functional layouts for diverse uses. Functional Design Each bay includes rear overhead doors, ensuring easy access for deliveries, equipment, and client convenience. The layout supports both retail and service-based operations with room for customization. High Exposure Location Situated directly on Highway 16, this property benefits from excellent visibility and traffic counts, maximizing exposure for businesses and future tenants. Investment Potential With two strong commercial tenants in place, this property offers flexibility for investors seeking stable cash flow or owner-users looking to occupy one side while generating income from the other. This is a rare opportunity to secure a highly visible commercial asset with strong current use and long-term potential.