



**GRASSROOTS**  
REALTY GROUP

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**4813 49 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2259469**



**\$409,900**

**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

Nestled in the vibrant downtown of Lloydminster, this exceptional building at 4813 49 Avenue, Lloydminster, SK, is now available for sale and lease. Boasting over 3,000 square feet of versatile space, it includes ample storage and bathroom facilities and offers the perfect setting for your next business venture. This property provides a unique opportunity to establish or expand your business within a thriving community with plenty of room for growth and customization. Make your mark in Lloydminster with this prime location and take advantage of its potential.