



**GRASSROOTS**  
REALTY GROUP

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4813 49 Avenue  
Lloydminster, Saskatchewan

MLS # A2259474



**\$9 per sq.ft.**

|                |  |
|----------------|--|
| Division:      | Central Business District                          |
| Type:          | Retail   |
| Bus. Type:     | -  |
| Sale/Lease:    | For Lease  |
| Bldg. Name:    | -  |
| Bus. Name:     | -  |
| Size:          | 3,927 sq.ft.                                       |
| Zoning:        | C1   |
| Addl. Cost:    | -  |
| Based on Year: | -  |
| Utilities:     | -  |
| Parking:       | -  |
| Lot Size:      | 0.14 Acre  |
| Lot Feat:      | City Lot, Corner Lot, See Remarks, Street Lighting |

|             |   |
|-------------|---|
| Heating:    | Overhead Heater(s), Forced Air, Natural Gas |
| Floors:     | -   |
| Roof:       | Flat, Tar/Gravel                            |
| Exterior:   | Metal Frame                                 |
| Water:      | Public                                      |
| Sewer:      | Public Sewer                                |
| Inclusions: | n/a   |

Prime leasing opportunity in the heart of Lloydminster's vibrant downtown! This exceptional building at 4813 49 Avenue, Lloydminster, SK, offers over 3,000 square feet of versatile space, perfect for your next business venture. With ample storage, bathroom facilities, and room for customization, this space is designed to suit your needs. Situated in a growing community, this location provides endless potential for business expansion. Don't miss out on establishing your presence in this thriving area!