4820 49 Avenue
Lloydminster, Saskatchewan

MLS # A2296600

$299,900

Division:	Central Business District
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,512 sq.ft.
Zoning:	C1

Heating:	Boiler, Natural Gas	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	Metal	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	0.05 Acre
Sewer:	-	**Lot Feat:**	Back Lane
Inclusions:	NA		

Have a look at this well-maintained commercial property that offers a fantastic blend of business and residential possibilities. Situated in a bustling area with C1 zoning, this building is ideal for various types of businesses. The main floor houses two retail spaces , one of which is currently occupied by a long-term tenant, Hair Lines, ensuring steady rental income from the start. Upstairs, you'll find two residential suites that have been combined into one large living area, perfect for an owner looking to live above their business or for additional rental income. This setup provides a unique opportunity to manage your business conveniently on the lower level while enjoying the comfort and privacy of your home just above. Whether you're looking to invest or establish your business, this property offers flexibility and potential in a prime location.