



**GRASSROOTS**  
REALTY GROUP

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**4813 49 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2297800**



**\$399,900**

**Division:** Central Business District

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,927 sq.ft.

**Zoning:** DTN

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat, Tar/Gravel

**Utilities:** -

**Exterior:** Metal Frame

**Parking:** -

**Water:** Public

**Lot Size:** 0.14 Acre

**Sewer:** Public Sewer

**Lot Feat:** City Lot, Corner Lot, See Remarks, Street Lighting

**Inclusions:** n/a

Nestled in the vibrant downtown of Lloydminster, this exceptional building at 4813 49 Avenue, Lloydminster, SK, is available for sale. Offering 3,927 square feet of versatile space, ample storage, and bathroom facilities, this property provides the perfect setting for your next business venture. This property offers a unique opportunity to establish or expand your business in a thriving community with ample room for growth and customization. Potential long-term lease arrangements may be considered to offer added flexibility and stability for qualified tenants. Make your mark in Lloydminster with this prime location and take advantage of its potential.