



**GRASSROOTS**  
REALTY GROUP

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**4809 50 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2188226**

**\$699,900**



**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,590 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

We are excited to present this outstanding office building listing located in Lloydminster, Saskatchewan, at a remarkable price point. Situated in a prime location on a busy highway, this property offers a multitude of features to cater to your business needs. Inside, you'll find 11 tastefully finished offices with the potential to add more, providing ample space for various departments or teams. The presence of a dedicated boardroom, workstations, and a sales counter ensures a productive and customer-friendly environment. With both front and rear access points, convenience is a priority for employees and clients alike. Additionally, the property includes 10 private parking stalls, guaranteeing easy parking access. A full basement with separate front access opens up opportunities for storage or future expansion. The presence of a showroom area and a welcoming waiting area adds a professional touch, perfect for businesses looking to impress clients. One of the property's standout features is its floor-to-ceiling windows facing the busy highway, allowing an abundance of natural light to fill the space and create an inviting atmosphere. Whether you're looking for a space to expand your operations or upgrade your current office setup, this property offers a unique combination of functionality and visibility. Please do not hesitate to reach out for more information. This listing represents an exceptional opportunity to elevate your business presence in a highly desirable location.