



GRASSROOTS
REALTY GROUP

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**4813 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2205513



\$409,900

Division: Central Business District

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,927 sq.ft.

Zoning: C1

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.