

# \$309,900 - 4901 49 Avenue, Lloydminster

MLS® #A2115018

**\$309,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Central Business District, Lloydminster,  
Saskatchewan

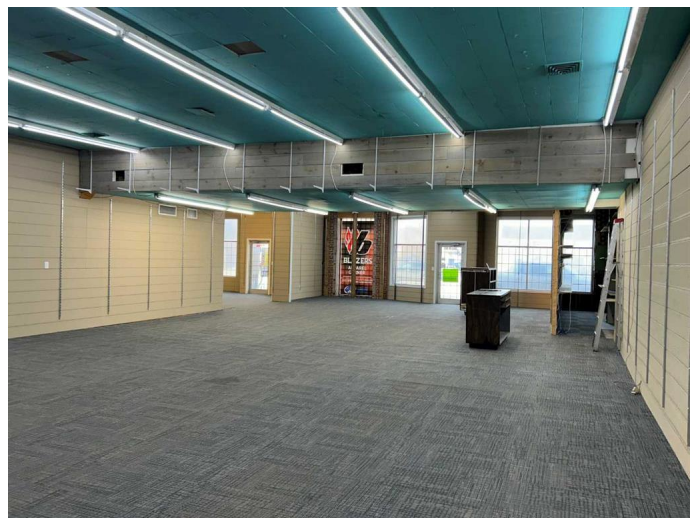
Great retail space in the downtown area! This large building is very multi faceted with the unique ability to easily be returned back to 3 separate space all with their own entrances. There are many large value added improvements completed in recent years including; exterior stucco, new flooring, new front windows, all LED lighting, and steel roof. Listed below appraised value this could be the perfect space to grow your business or used for a high return investment property. Zone Commercial 1 there are a multitude of permitted uses, some of which could be, childcare, esthetics, Medical, government services, pet care, education, retail, restaurant, and religious assembly. This could be the perfect opportunity to expand your business.

Built in 1946

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2115018   |
| Price      | \$309,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.16       |
| Year Built | 1946       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | 4901 49 Avenue            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Saskatchewan              |
| Postal Code | S9V 0T6                   |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

### Interior

|         |                            |
|---------|----------------------------|
| Heating | Floor Furnace, Natural Gas |
| Cooling | Central Air                |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Other           |
| Construction | Brick           |
| Foundation   | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Days on Market | 401              |
| Zoning         | C1               |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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