\$8 - 4901 49 Avenue, Lloydminster

MLS® #A2211854

\$8

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. Option to lease or buy!

Built in 1946

Essential Information

MLS® # A2211854

Price \$8

Bathrooms 0.00

Acres 0.16

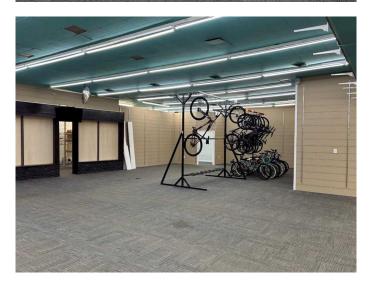
Year Built 1946

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 Natural Gas, Floor Furnace

Cooling Central Air

Exterior

Roof Other
Construction Brick

Foundation Poured Concrete

Additional Information

Date Listed April 21st, 2025

Days on Market 23 Zoning C1

Listing Details

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.