

\$309,900 - 4901 49 Avenue, Lloydminster

MLS® #A2221657

\$309,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.16 Acres

Central Business District, Lloydminster,
Saskatchewan

Great Mixed use commercial Building in the downtown area! 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. The main floor is fully leased with a good tenant. Upstairs is a 1 bedroom rental suite which can be used for additional monthly income.

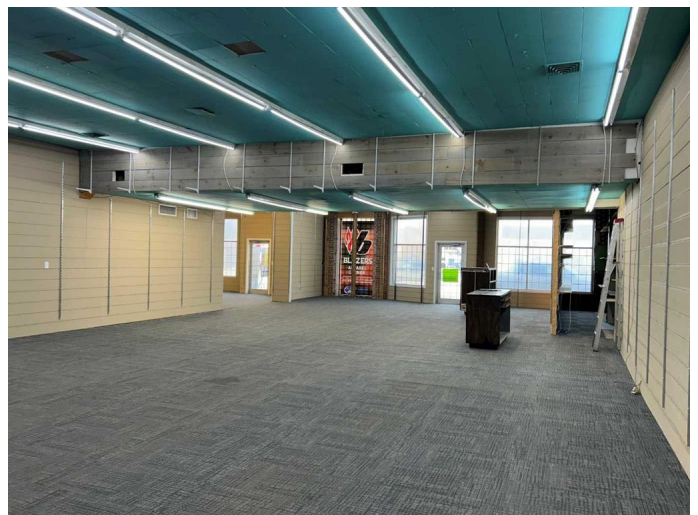
Built in 1946

Essential Information

MLS® #	A2221657
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
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Interior

Heating	Natural Gas, Floor Furnace
Cooling	Central Air

Exterior

Roof	Other
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	131
Zoning	C1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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