

# \$409,900 - 4813 49 Avenue, Lloydminster

MLS® #A2205513

**\$409,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Central Business District, Lloydminster,  
Saskatchewan

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.

Built in 1955

## Essential Information

MLS® #	A2205513
Price	\$409,900
Bathrooms	0.00
Acres	0.14
Year Built	1955
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4813 49 Avenue
Subdivision	Central Business District
City	Lloydminster



County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0L9

### **Interior**

Heating	Forced Air, Natural Gas, Overhead Heater(s)
Cooling	Central Air

### **Exterior**

Lot Description	City Lot, Corner Lot, See Remarks, Street Lighting
Roof	Flat, Tar/Gravel
Construction	Metal Frame

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	27
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.