

\$649,900 - 4305 57 Avenue, Lloydminster

MLS® #A2151558

\$649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southridge, Lloydminster, Alberta

Step into ownership of a highly successful and widely recognized retail business with deep roots and lasting community presence. Established in 1994, Sheepskin Loft has become the go-to destination for premium Canadian-crafted goods and curated global imports, offering sought-after brands known for quality, comfort, and lifestyle appeal.

This turn-key operation boasts a generous 4,200 sq. ft. of beautifully renovated retail space, designed to support both in-store sales and future brand growth. Recent upgrades have created a bright, modern shopping environment that enhances the customer experience and invites continued brand loyalty.

With impressive year-round sales and a reputation for excellence, the business is highly profitable and well-positioned for continued success. A robust Shopify e-commerce platform is already in place, with significant untapped potential for growth in online sales. Included in the sale are all social media assets with a large and engaged following, along with a 19,000-member customer loyalty database, providing powerful tools for marketing and retention.

Carrying a wide variety of trending, in-demand lifestyle brands, this business is ideal for a passionate entrepreneur or investor looking to take over a strong, established name with real



expansion opportunities.

Look us up online at [“Sheepskin Loft”](#) and imagine the potential of owning a well-loved business with both heritage and future upside.

Built in 2002

Essential Information

MLS® #	A2151558
Price	\$649,900
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	4305 57 Avenue
Subdivision	Southridge
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V1Y4

Additional Information

Date Listed	July 22nd, 2024
Days on Market	348
Zoning	C2

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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