

\$279,000 - 4809 And 4811 49 Avenue, Lloydminster

MLS® #A2163745

\$279,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Central Business District, Lloydminster,
Saskatchewan

Opportunity presents! Invest in a well maintained 4,557 square foot commercial building on 49th Avenue, in downtown Lloydminster. This property provides an income generating investment with two, existing modified-gross leases (to 2026/2027) with excellent and established tenant profiles. Financial information will only be provided with a signed confidentiality agreement. Please do not visit these businesses with intention to view their spaces without a confirmed appointment with a Realtor, please provide plenty of notice for viewings as showings will only to be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!

Built in 1955

Essential Information

| | |
|------------|------------|
| MLS® # | A2163745 |
| Price | \$279,000 |
| Bathrooms | 0.00 |
| Acres | 0.15 |
| Year Built | 1955 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information



| | |
|-------------|---------------------------|
| Address | 4809 And 4811 49 Avenue |
| Subdivision | Central Business District |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V 0T5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Interior

| | |
|---------|--|
| Heating | Floor Furnace, Forced Air, Natural Gas |
|---------|--|

Exterior

| | |
|--------------|---------------|
| Construction | Brick, Stucco |
| Foundation | Block |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 6th, 2024 |
| Days on Market | 245 |
| Zoning | C1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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