

# \$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
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### **Interior**

Heating	Floor Furnace, Forced Air, Natural Gas
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### **Exterior**

Construction	Brick, Stucco
Foundation	Block

### **Additional Information**

Date Listed	September 6th, 2024
Days on Market	333
Zoning	C1

### **Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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