

# \$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 | 170              |
| Zoning         | C1               |

### Listing Details

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

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