

\$695,000 - 5104 42 Avenue, Lloydminster

MLS® #A2240179

\$695,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.50 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Ready-to-go commercial building with yard â€“
available immediately!

This 5,000 sq ft building sits on a spacious
1.5-acre fenced lot with excellent access to
both Highway 16 and 17. Perfect for any
business looking to stop paying rent and step
into ownership. The property features four
14x14 overhead doors, a bright reception
area, boardroom, four private offices, and a
second-floor parts room for added storage or
inventory needs. The large yard offers plenty
of room for parking or equipment, and the
building is set up to suit a variety of business
typesâ€”trades, transport, construction, and
more.

Built in 1980

Essential Information

MLS® #	A2240179
Price	\$695,000
Bathrooms	0.00
Acres	1.50
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address 5104 42 Avenue



Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1K4

Interior

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

Exterior

Lot Description	City Lot
-----------------	----------

Additional Information

Date Listed	August 12th, 2025
Days on Market	36
Zoning	Light Industrial

Listing Details

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

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