

# \$12 - 4813 49 Avenue, Lloydminster

MLS® #A2205517

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.14 Acres

Central Business District, Lloydminster,  
Saskatchewan

Prime leasing opportunity in the heart of Lloydminster's vibrant downtown! This exceptional building at 4813 49 Avenue, Lloydminster, SK, offers over 3,000 square feet of versatile space, perfect for your next business venture. With ample storage, bathroom facilities, and room for customization, this space is designed to suit your needs. Situated in a growing community, this location provides endless potential for business expansion. Don't miss out on establishing your presence in this thriving area!



Built in 1955

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2205517   |
| Price      | \$12       |
| 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 | Overhead Heater(s), Forced Air, Natural Gas |
| 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 | 141              |
| Zoning         | C1               |

### **Listing Details**

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

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