

**4809 and 4811 49 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2163745**



**\$279,000**

**Division:** Central Business District

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,557 sq.ft.

**Zoning:** C1

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Brick, Stucco

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.15 Acre

**Lot Feat:** -

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 be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!