

FOR SALE

4901 - 49 AVENUE

LLOYDMINSTER, SK S9V 0T6



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Realtor®

MUSGRAVE AGENCIES

1202 - 50 AVE

LLOYDMINSTER, AB T9V 0Y1

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ZONING

LEGAL DESCRIPTION

PRICE

C1, CENTRAL COMMERCIAL

Lot 37, Block 3, Plan 96B01717

\$309,900.00

LOT SIZE: 6,969 SF

YEAR BUILT: 1946

SQUARE FOOTAGE: 6,149

A2221657

- Great retail space in the downtown area
- Large multi-faceted building with unique ability to easily be returned back to 3 separate spaces all with their own entrances.
- Many large value added improvements completed in recent years including: exterior stucco, new flooring, new front windows, all LED lighting and steel roof.
- Listed below appraised value this could be the perfect space to grow your business or used for a high return investment property
- Zone Commercial 1, there are a multitude of permitted uses, some of which could be, childcare, esthetics, medical, government services, pet care, education, retail, restaurant and religious assembly.