

FOR SALE

4901 - 49 AVENUE
LLOYDMINSTER, SK S9V 0T6

 *Colin Clarke*
Realtor®
MUSGRAVE AGENCIES
1202 - 50 AVE
LLOYDMINSTER, AB T9V 0Y1
780-875-9159 / C: 306-830-1499

 ROYAL LePAGE



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.