

FOR SALE

4901 - 49 AVENUE

LLOYDMINSTER, SK S9V 0T6



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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

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- 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
- Upstairs is a 1 bedroom rental suite which can be used for additional monthly income.