

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

MLS # A2249925

\$265,000



Heating: Floor Furnace, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Brick, Stucco

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

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!