

**4809 and 4811 49 Avenue
Lloydminster, Saskatchewan****MLS # A2249925****\$265,000****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:** N/A**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!