4901 49 Avenue Lloydminster, Saskatchewan

\$7 per sq.ft.

Central Business District

Type: Retail Bus. Type: - Sale/Lease: For Lease Bdg. Name: - Bus. Name: - Bus. Name: - Size: 5,460 sq.ft. Zoning: C1 Floors: - Roof: Other Brick Parking: Brick - Vater: - Inclusions: N/A					
Sale/Lease: For Lease Bldg. Name: - Bus. Name: - Size: 5,460 sq.ft. Zoning: C1 Heating: Floor Furnace, Natural Gas Floors: - Addl. Cost: - Roof: Other Brick Parking: Brick - Water: - - Lot Size: 0.16 Acree Sewer: - Lot Feat: -			Туре:	Retail	
Sale/Lease: For Lease Bldg. Name: - Bus. Name: - Size: 5,460 sq.ft. Zoning: C1 Heating: Floor Furnace, Natural Gas Floors: - Size: Sale/Lease: Floors: - Size: Sale/Lease: Floors: - Sof: Other Vater: - Vater: - Lot Size: 0.16 Acre Sewer: -	J.		Bus. Type:	-	
Bus. Name:-Size:5,460 sq.ft.Size:C1Heating:Floor Furnace, Natural GasAddl. Cost:Floors:-Based on Year:-CtherUtilities:BrickParking:-Water:-Lot Size:Sewer:-Lot Feat:-Sewer:-			Sale/Lease:	For Lease	
Size:5,460 sq.ft.Zoning:C1Heating:Floor Furnace, Natural GasAddl. Cost:-Floors:-Based on Year:-Roof:OtherUtilities:-BrickParking:-Water:-Lot Size:0.16 AcreSewer:-Lot Feat:-			Bldg. Name	: -	
Zoning:C1Heating:Floor Furnace, Natural GasAddl. Cost:Floors:-Based on Year:Floors:-Utilities:Roof:OtherUtilities:BrickParking:-Water:-Lot Size:Sewer:-Lot Feat:			Bus. Name:	-	
Heating:Floor Furnace, Natural GasAddl. Cost:-Floors:-Based on Year:-Roof:OtherUtilities:-BrickParking:-Water:-Lot Size:0.16 AcreSewer:-Lot Feat:-	- Zhangar		Size:	5,460 sq.ft.	
Floors:-Based on Year:-Roof:OtherUtilities:-Exterior:BrickParking:-Water:-Lot Size:0.16 AcreSewer:-Lot Feat:-	- Participant	allow a contraction	Zoning:	C1	
Roof:OtherUtilities:-Exterior:BrickParking:-Water:-Lot Size:0.16 AcreSewer:-Lot Feat:-	Heating:	Floor Furnace, Natural Gas		Addl. Cost:	-
Exterior:BrickParking:-Water:-Lot Size:0.16 AcreSewer:-Lot Feat:-	Floors:	-		Based on Year:	-
Water: Lot Size: 0.16 Acre Sewer: - Lot Feat: -	Roof:	Other		Utilities:	-
Sewer: - Lot Feat: -	Exterior:	Brick		Parking:	-
	Water:	-		Lot Size:	0.16 Acre
Inclusions: N/A	Sewer:	-		Lot Feat:	-
	Inclusions:	N/A			

Division:

Great retail space in the downtown area! This large building is very multi faceted with the unique ability to easily be returned back to 3 separate space all with their own entrances. There are 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. This could be the perfect opportunity to expand your business. Option to lease or buy!





MLS # A2211854