

# \$333,300 - 4820 49 Avenue, Lloydminster

MLS® #A2188222

**\$333,300**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Saskatchewan

Have a look at this well-maintained commercial property that offers a fantastic blend of business and residential possibilities. Situated in a bustling area with C1 zoning, this building is ideal for various types of businesses. The main floor houses two retail spaces (fully leased), one of which is currently occupied by a long-term tenant, Hair Lines, ensuring steady rental income from the start. Upstairs, you'll find two residential suites that have been combined into one large living area, perfect for an owner looking to live above their business or for additional rental income. This setup provides a unique opportunity to manage your business conveniently on the lower level while enjoying the comfort and privacy of your home just above. Whether you're looking to invest or establish your business, this property offers flexibility and potential in a prime location.

Built in 1929

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2188222   |
| Price      | \$333,300  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1929       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4820 49 Avenue            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Saskatchewan              |
| Postal Code | S9V 0T4                   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 106                |
| Zoning         | C1                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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