

\$279,000 - 4809 And 4811 49 Avenue, Lloydminster

MLS® #A2249925

\$279,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Central Business District, Lloydminster,
Saskatchewan

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 to be arranged during regular business hours when the timing is convenient for the tenants (ie. morning/mid-afternoon). Make your move!

Built in 1955

Essential Information

MLS® #	A2249925
Price	\$279,000
Bathrooms	0.00
Acres	0.15
Year Built	1955
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information



Address	4809 And 4811 49 Avenue
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0T5

Amenities

Parking Spaces	2
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Interior

Heating	Floor Furnace, Forced Air, Natural Gas
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Exterior

Construction	Brick, Stucco
Foundation	Block

Additional Information

Date Listed	August 19th, 2025
Days on Market	2
Zoning	C1

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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