

4818 44 Street
Lloydminster, Saskatchewan

MLS # A2246743

\$649,950



Division: Central Business District
Type: Retail
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 4,960 sq.ft.
Zoning: C2

Heating:	See Remarks	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Metal Frame	Parking:	-
Water:	-	Lot Size:	0.45 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Prime Commercial Building in the Heart of Lloydminster's Central Business District. Take your business to the next level with this high-exposure commercial property located directly along one of Lloydminster's busiest highways. Offering 4,960 sq ft of versatile space, this well-maintained building provides endless opportunities for retail, office, or service-based businesses. Central Location – Situated in the highly sought-after Central Business District, with excellent visibility and steady vehicle traffic. Functional Layout – Generous square footage with large showroom, 2 storage areas, 2 bathrooms and 2 office rooms. Ample Parking – Easy access for customers and staff, with abundant on-site and nearby parking. Highway Frontage – offers prime signage opportunities and great curb appeal along a major traffic corridor. Whether you're expanding your current operation or looking for an investment in a vibrant commercial hub, this property checks all the boxes.