

# \$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
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### 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	198
Zoning	C1

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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