

# \$675,000 - 4818 44 Street, Lloydminster

MLS® #A2246743

**\$675,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.45 Acres

Central Business District, Lloydminster,  
Saskatchewan

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.

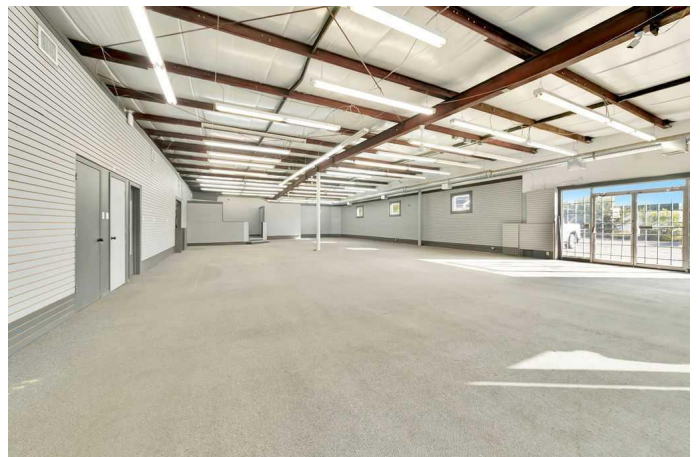
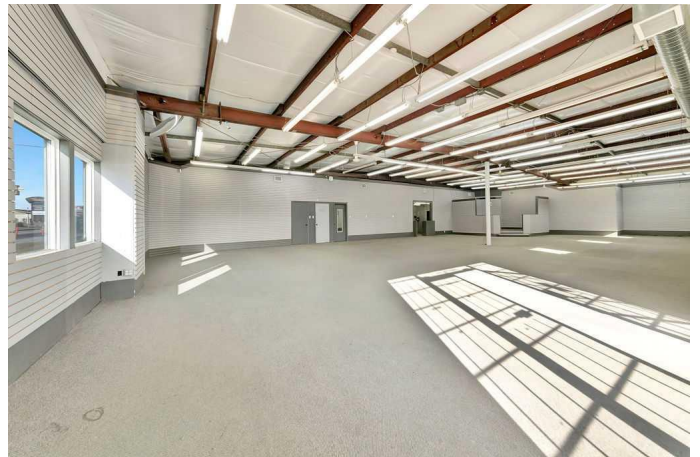
Whether you're expanding your current operation or looking for an investment in a vibrant commercial hub, this property checks all the boxes.

Built in 1970

## Essential Information

MLS® #                   A2246743

Price                       \$675,000



Bathrooms	0.00
Acres	0.45
Year Built	1970
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	4818 44 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V0G8

### **Interior**

Heating	See Remarks
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### **Exterior**

Construction	Metal Frame
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### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	62
Zoning	C2

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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