

# \$675,000 - 4818 44, 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                   |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Saskatchewan              |
| Postal Code | S9V0G8                    |

### Interior

|         |             |
|---------|-------------|
| Heating | See Remarks |
|---------|-------------|

### Exterior

|              |             |
|--------------|-------------|
| Construction | Metal Frame |
|--------------|-------------|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 4                |
| Zoning         | C2               |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.