

\$634,777 - 4502 35 Avenue, Lloydminster

MLS® #A2169741

\$634,777

0 Bedroom, 0.00 Bathroom,
Commercial on 2.33 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Opportunity awaits! This excellent parcel totalling 2.33 acres, with Highway 16 frontage, offers a multitude of options for potential businesses. Formerly the Lloydminster Travel Information Centre, this uniquely built structure could be added or retrofitted to house whatever your imagination can come up with! There is a water well and septic tanks on site, and tons of parking and room for expansion. So let your imagination run wild and call to book your private tour today to see what this parcel could do for you. Please note the buildings & services are all to be sold in "AS IS" condition.

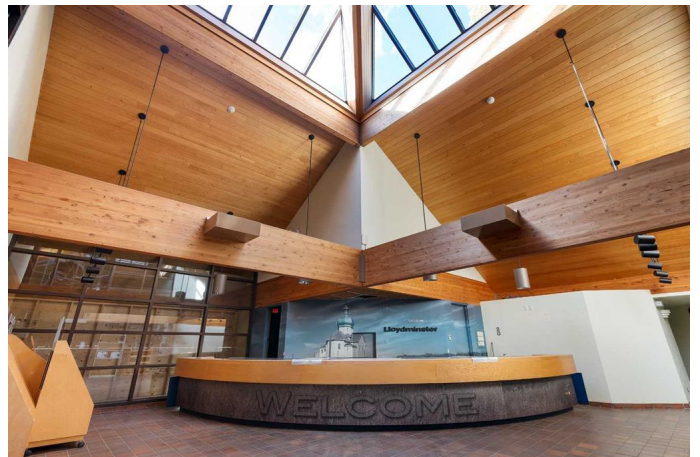
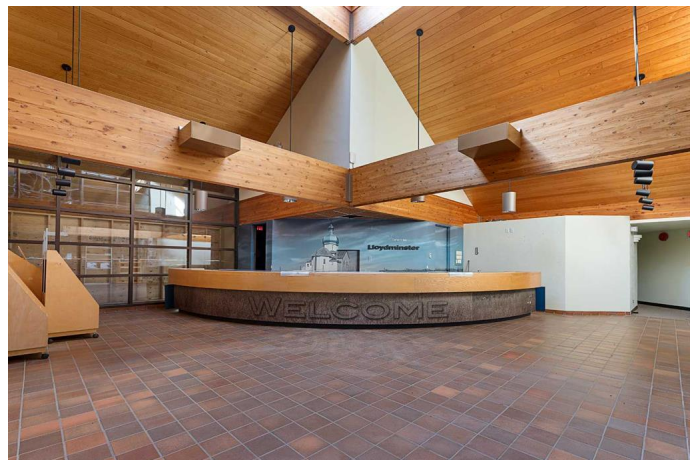
Built in 1985

Essential Information

MLS® #	A2169741
Price	\$634,777
Sold Price	\$644,777
Bathrooms	0.00
Acres	2.33
Year Built	1985
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address 4502 35 Avenue



Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1R6

Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Metal
Foundation	Wood

Additional Information

Date Listed	October 1st, 2024
Date Sold	November 29th, 2024
Days on Market	58
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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