

\$448,000 - 4620 44 Street, Lloydminster

MLS® #A2258005

\$448,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.28 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Highway 16 Commercial Opportunity â€” Two
Bays, 4,863 Sq. Ft.

Prime location and versatile space meet in this excellent commercial investment property along busy Highway 16. Featuring a combined 4,863 square feet across two bays, this offering is perfectly suited for a wide range of businesses.

Two Bays â€” Two Tenants

One bay is currently operating as a well-established bakery, while the other is set up as a fitness gym, providing built-in rental income opportunities and functional layouts for diverse uses.

Functional Design

Each bay includes rear overhead doors, ensuring easy access for deliveries, equipment, and client convenience. The layout supports both retail and service-based operations with room for customization.

High Exposure Location

Situated directly on Highway 16, this property benefits from excellent visibility and traffic counts, maximizing exposure for businesses and future tenants.

Investment Potential

With two strong commercial tenants in place, this property offers flexibility for investors



seeking stable cash flow or owner-users
looking to occupy one side while generating
income from the other.

This is a rare opportunity to secure a highly
visible commercial asset with strong current
use and long-term potential.

Built in 1978

Essential Information

MLS® #	A2258005
Price	\$448,000
Bathrooms	0.00
Acres	0.28
Year Built	1978
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4620 44 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0G4

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Back Lane, City Lot, Interior Lot, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick
Foundation	Slab

Additional Information

Date Listed	September 19th, 2025
-------------	----------------------

Days on Market	51
Zoning	C2

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.