

# \$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 | 11 |
| Zoning         | C2 |

## **Listing Details**

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

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