

# \$695,000 - 5104 42 Avenue, Lloydminster

MLS® #A2240179

**\$695,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.50 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Ready-to-go commercial building with yard â€“  
available immediately!

This 5,000 sq ft building sits on a spacious  
1.5-acre fenced lot with excellent access to  
both Highway 16 and 17. Perfect for any  
business looking to stop paying rent and step  
into ownership. The property features four  
14x14 overhead doors, a bright reception  
area, boardroom, four private offices, and a  
second-floor parts room for added storage or  
inventory needs. The large yard offers plenty  
of room for parking or equipment, and the  
building is set up to suit a variety of business  
typesâ€”trades, transport, construction, and  
more.

Built in 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2240179   |
| Price      | \$695,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.50       |
| Year Built | 1980       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

Address 5104 42 Avenue



|             |                   |
|-------------|-------------------|
| Subdivision | East Lloydminster |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 1K4           |

### Interior

|         |                                             |
|---------|---------------------------------------------|
| Heating | Forced Air, Natural Gas, Overhead Heater(s) |
| Cooling | Central Air                                 |

### Exterior

|                 |          |
|-----------------|----------|
| Lot Description | City Lot |
|-----------------|----------|

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 60                |
| Zoning         | Light Industrial  |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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