

# \$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
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### **Additional Information**

Date Listed	August 12th, 2025
Days on Market	2
Zoning	Light Industrial

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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