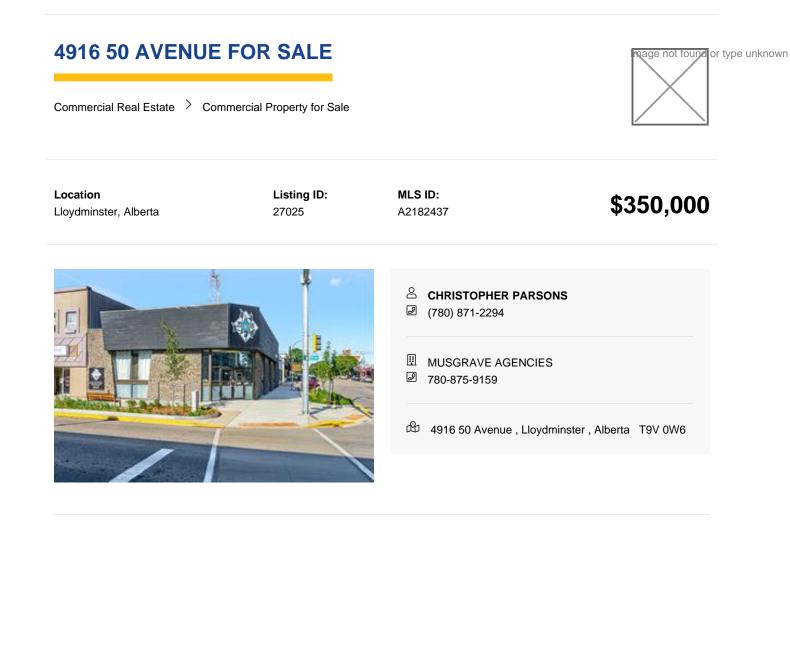


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<b>Transaction Type</b>	<b>Title</b>	Days On Market
For Sale	Fee Simple	207
<b>Zoning</b>	Subdivision	<b>Year Built</b>
C1	Central Business District	1981
<b>Structure Type</b>	Property Type	<b>Property Sub Type</b>
Retail	Commercial	Retail
<b>Legal Plan</b>	Building Area (Sq. Ft.)	Building Area (Sq. M.)
LXXXVI	6630.00	615.94
Construction Type	<b>Heating</b>	Inclusions
Concrete	See Remarks	N/A
Restrictions None Known	<b>Reports</b> Call Lister	

Professional studio space with great curb appeal and in a highly visible location! This former dance studio is located on the busy corner of 50th Street and 50th Avenue. The main floor features 11' ceilings, stylish reception area and 3 studio spaces. 2 of them have floor to ceiling windows that let in tons of natural light! The basement includes a large 4th studio that measures 35'6"x47'10". The basement also includes men's and women's washrooms, a large staff/student lounge with kitchenette, and 2 office/storage rooms. This steel frame and concrete building could also be converted to retail space. A unique feature about this property is that it used to be a bank and still has a vault! Zoned C1- Central Commercial, this property has several permitted uses. Office, childcare facility, health services, religious assembly and retail are just a few of the permitted uses for this property.

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