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4916 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Lloydminster, Alberta



Listing ID:
30038


MLS ID:
A2204947

\$8.95



 **CHRISTOPHER PARSONS**
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 **MUSGRAVE AGENCIES**
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 4916 50 Avenue , Lloydminster , Alberta T9V 0W6

Transaction Type For Lease	Title Fee Simple	Days On Market 90
Lease Amount 8.95	Lease Frequency Annually	Zoning C1
Subdivision Central Business District	Year Built 1981	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 6630.00
Building Area (Sq. M.) 615.94	Construction Type Wood Frame	Inclusions N/A
Restrictions None Known	Reports None	

The basement lease space will be discounted to \$4.00 a square foot! 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. Occupancy costs are \$1.35/SF and include property taxes and insurance.

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