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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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 4916 50 Avenue , Lloydminster , Alberta T9V 0W6

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|---|--|---|
| Transaction Type For Lease | Title Fee Simple | Days On Market 152 |
| 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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