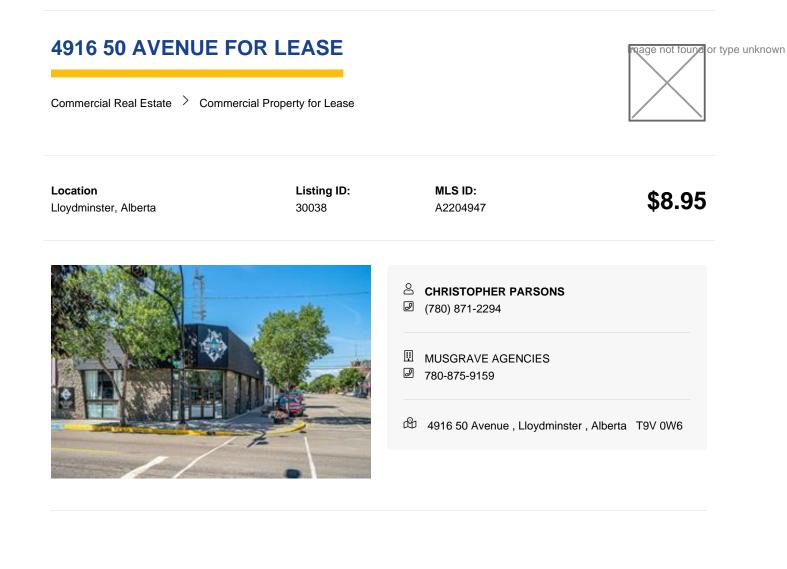


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Transaction Type	Title	Days On Market
For Lease	Fee Simple	152
Lease Amount	Lease Frequency	Zoning
8.95	Annually	C1
Subdivision	Year Built	Structure Type
Central Business District	1981	Retail
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Retail	6630.00
Building Area (Sq. M.)	Construction Type	Inclusions
615.94	Wood Frame	N/A
Restrictions	Reports	
None Known	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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