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4916 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLloydminster, Alberta

Listing ID: 30038

MLS ID: A2204947

\$8.95



- **CHRISTOPHER PARSONS**
- **2** (780) 871-2294
- MUSGRAVE AGENCIES
- **2** 780-875-9159
- 4916 50 Avenue , Lloydminster , Alberta T9V 0W6

Transaction Type

For Lease

Title

Days On Market

214

Lease Amount

8.95

Lease Frequency

Annually

Fee Simple

Zoning

1981

Retail

C1

Subdivision

Central Business District

Year Built Structure Type

Retail

Property Type

Commercial

Property Sub Type

6630.00

Building Area (Sq. Ft.)

Building Area (Sq. M.)

615.94

Construction Type

Inclusions

N/A

Wood Frame

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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