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4916 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLloydminster, Alberta

Listing ID: 32294

MLS ID: A2260629

\$350,000



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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

62

Zoning

C1

Subdivision

Central Business District

Year Built 1981

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Retail

Legal Plan

LXXXVI

Building Area (Sq. Ft.)

Building Area (Sq. M.) 615.94

Construction Type

Concrete

HeatingSee Remarks

6630.00

Inclusions

N/A

Restrictions Reports
None Known None

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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