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4916 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lloydminster, Alberta

Listing ID:
32294

MLS ID:
A2260629

\$350,000



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

Transaction Type	Title	Days On Market
For Sale	Fee Simple	125
Zoning	Subdivision	Year Built
C1	Central Business District	1981
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
LXXXVI	6630.00	615.94
Construction Type	Heating	Inclusions
Concrete	See Remarks	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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