

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (780) 871-2294

 **MUSGRAVE AGENCIES**
 780-875-9159

 4916 50 Avenue , Lloydminster , Alberta T9V 0W6

Transaction Type For Sale	Title Fee Simple	Days On Market 125
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.) 6630.00	Building Area (Sq. M.) 615.94
Construction Type Concrete	Heating See Remarks	Inclusions N/A
Restrictions None Known	Reports 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.