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## 4916 50 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lloydminster, Alberta



**Listing ID:**  
28006


**MLS ID:**  
A2122515

**\$8.95**



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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 342	<b>Lease Amount</b> 8.95
<b>Lease Frequency</b> Annually	<b>Zoning</b> C1	<b>Subdivision</b> Central Business District
<b>Year Built</b> 1981	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 6630.00	<b>Building Area (Sq. M.)</b> 615.94
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister

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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