

# \$9 - 4916 50 Avenue, Lloydminster

MLS® #A2204947

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Business District, Lloydminster,  
Alberta

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.

Built in 1981

## Essential Information

MLS® #	A2204947
Price	\$9
Bathrooms	0.00



Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	4916 50 Avenue
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0W6

### **Exterior**

Construction	Wood Frame
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### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	14
Zoning	C1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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