

\$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

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|-----------|----------|
| 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

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|--------------|------------|
| Construction | Wood Frame |
|--------------|------------|

Additional Information

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| Date Listed | April 2nd, 2025 |
| Days on Market | 139 |
| Zoning | C1 |

Listing Details

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|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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