

\$350,000 - 4916 50 Avenue, Lloydminster

MLS® #A2182437

\$350,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Business District, Lloydminster,
Alberta

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.

Built in 1981

Essential Information

| | |
|------------|------------|
| MLS® # | A2182437 |
| Price | \$350,000 |
| 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 |

Interior

| | |
|---------|-------------|
| Heating | See Remarks |
|---------|-------------|

Exterior

| | |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 5th, 2024 |
| Days on Market | 247 |
| Zoning | C1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.