

# \$9 - 4916 50 Avenue, Lloydminster

MLS® #A2204947

**\$9**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

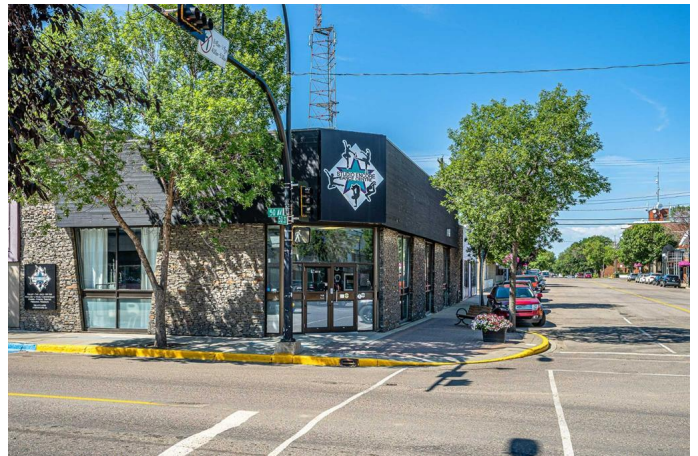
Central Business District, Lloydminster,  
Alberta

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 11â€™™ 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 35â€™™6â€™™x47â€™™10â€™™. The basement also includes menâ€™™s and womenâ€™™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
--------------	------------

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	41
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.