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4916 50 Avenue Lloydminster, Alberta

MLS # A2260629



\$350,000

Central Business District Division: Retail Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 6,630 sq.ft. Zoning: C1 Addl. Cost:

Heating: See Remarks Floors: Based on Year: Roof: **Utilities: Exterior:** Parking: Concrete Water: Lot Size: Sewer: Lot Feat:

Inclusions:

N/A

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.