

# \$350,000 - 4916 50 Avenue, Lloydminster

MLS® #A2260629

**\$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" x 47'™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® #     | A2260629   |
| 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    | September 28th, 2025 |
| Days on Market | 4                    |
| Zoning         | C1                   |

### Listing Details

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

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