

**6,630 SF  
PROFESSIONAL STUDIO SPACE**



**4916 50 AVENUE  
LLOYDMINSTER, AB**

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**Royal LePage® Musgrave Agencies**  
1202 50th Avenue, Lloydminster, AB  
Independently Owned & Operated

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COMMERCIAL™**

FOR SALE

\$350,000

## Property Features

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- Professional Studio Space 6,630 SF Commercial space downtown Lloydminster
  - Located on the busy corner 50th Ave & 50 Street
  - Currently set up as a dance studio
  - Main floor features 11' ceilings, stylish receptionist area & 3 studio spaces
  - Basement includes 4th studio, men & womens washroom & a large kitchen/lounge
  - Zoned C1: Several permitted uses. Office, childcare facility, health services, etc
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## Property Overview

**Legal Description:** Plan LXXXVI, Block 2, Lot 19&20

**Year Built:** 1981

**Zoning:** Commercial

**Lot Size:** 3,455 SF

**Building Size:** 6,630 SF

**Power:** Single Phase

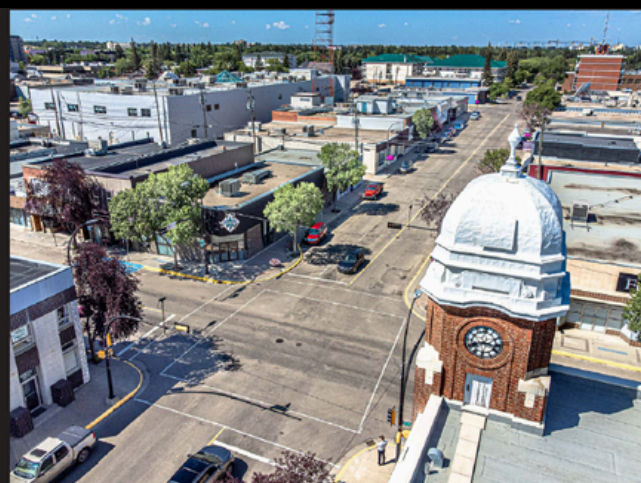
**2025 Tax Amount:** \$6,331.56

**MLS #:** A2260629

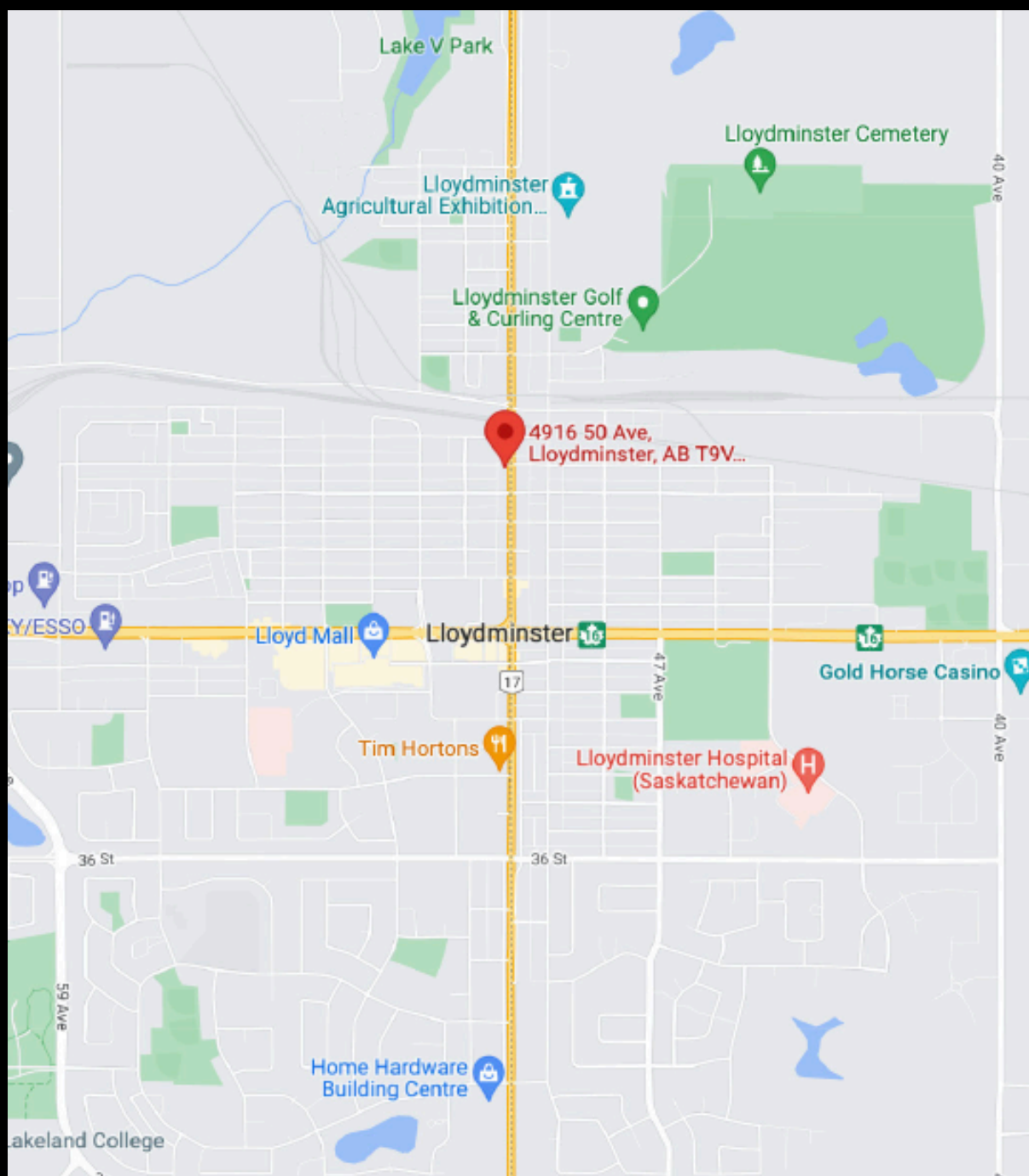
PROPERTY OVERVIEW



# PROPERTY PHOTOS



# LOCATION MAP



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