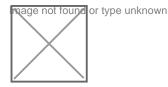


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4932, 49 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location** Innisfail, Alberta Listing ID: 26997

MLS ID: A2182042

\$1,750



- △ WARREN MARSHALL
- **(403)** 350-0229
- Sundance Realty & Management Inc.
- **403-227-1999**
- 4932, 49 Street , Innisfail , Alberta T4G 1N2

Transaction Type Title Days On Market

For Lease Leasehold 168

Lease AmountLease FrequencyZoning1750.00MonthlyCB

Building Type

Subdivision
NONE

Mixed Use,Office Building,Retail,Street
Level Storefront

Year Built
1994

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

L 1600.00 148.64

Footprint (Sq. Ft.) Heating Lot Features

1600 Central,Forced Air,Natural Gas Back Lane,Level

Access to Property

Commercial AmenitiesAccessible to Major Traffic Route, BackInclusionsParking-Extra, StorefrontAlley Access, Front and Rear DriveN/A

access,Visual Exposure

RestrictionsReportsLandlord ApprovalNone

GREAT LOCATION AT A GREAT PRICE. BRAND NEW EXTERIOR RENOVATION COMPLETED. EXTREMELY LOW OPERATING COSTS OF 3.04/SQFT. WHERE ELSE CAN YOU GET 1,600SQFT OF RETAIL FOR under \$1,800.00/MO. BUILDING IS A BLANK CANVAS READY TO SUIT YOUR NEEDS. 10' CEILING HEIGHT THROUGHOUT WITH A 12' CEILING HEIGHT IN THE REAR STORAGE AREA. LANDLORD IS BUSINESS FRIENDLY AND EXCITED TO WORK WITH YOU. OFFERED FOR LEASE BASED ON A BASE RENT OF \$10.00/SQFT + NNN.

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