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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**
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 Sundance Realty & Management Inc.
 403-227-1999

 4932, 49 Street , Innisfail , Alberta T4G 1N2

Transaction Type For Lease	Title Leasehold	Days On Market 168
Lease Amount 1750.00	Lease Frequency Monthly	Zoning CB
Subdivision NONE	Building Type Mixed Use,Office Building,Retail,Street Level Storefront	Year Built 1994
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan L	Building Area (Sq. Ft.) 1600.00	Building Area (Sq. M.) 148.64
Footprint (Sq. Ft.) 1600	Heating Central,Forced Air,Natural Gas	Lot Features Back Lane,Level
Commercial Amenities Parking-Extra,Storefront	Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Visual Exposure	Inclusions N/A
Restrictions Landlord Approval	Reports None	

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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