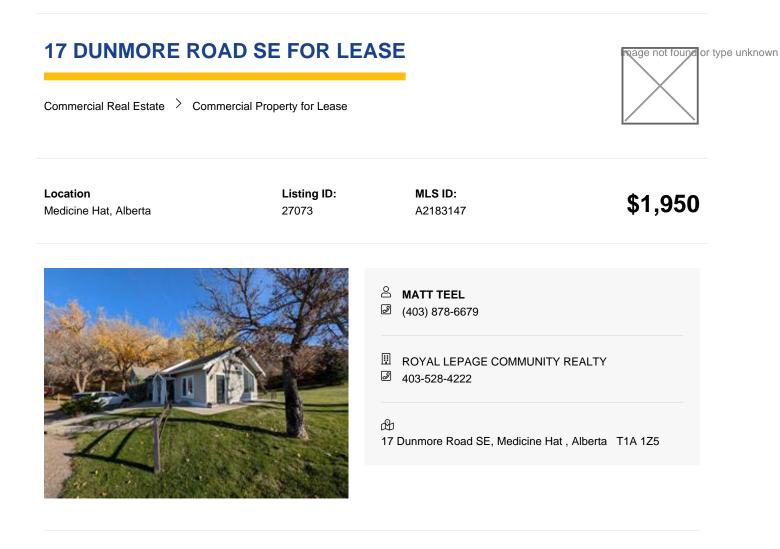


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1906

Property Sub Type Mixed Use

Construction Type Concrete, Vinyl Siding, Wood Siding

Cooling Central Air

Restrictions None Known Days On Market 264

Subdivision Crestwood-Norwood

Structure Type Mixed Use

Building Area (Sq. Ft.) 1700.00

Roof Asphalt Shingle

Heating Forced Air,Natural Gas

**Reports** None Lease Amount 1950.00

Building Type Office Building

Property Type Commercial

Building Area (Sq. M.) 157.93

Foundation Poured Concrete

**Inclusions** n/a

Presenting an exceptional opportunity to acquire a prime office space situated at the base of Dunmore Hill, in a high-traffic area that boasts excellent visibility. As you step inside this character-rich building, you're greeted with a warm and inviting atmosphere. A total of 1700 square feet of space features a welcoming waiting area complete with a charming fireplace and a reception area that offers a view into a large showcase room. The showcase room itself is a standout, featuring vaulted ceilings, another fireplace, and direct access to the outdoors. The main level is thoughtfully designed with two spacious offices, a versatile work area, and a full bathroom. Additionally, the basement area provides another 400 sq. ft. of potential, including a kitchen area, cooler, convenient 2-piece bathroom and separate exterior entrance. The property is surrounded by beautifully landscaped grounds, nestled among the picturesque coulee hills and mature trees. This unique opportunity is not to be missed! (Main Floor 1300SF & Basement 400SF)Monthly Gross Rent of \$1950+GST includes parking and utilities.

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