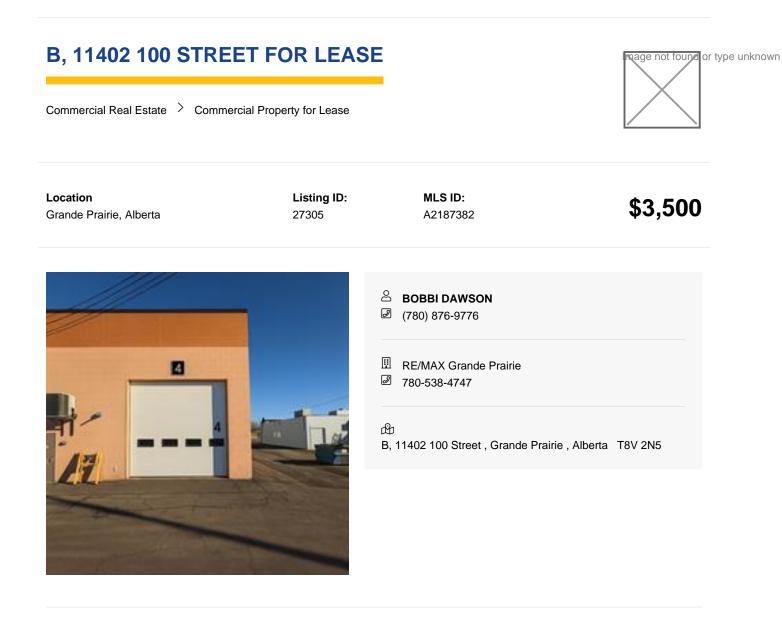


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Transaction Type For Lease

Lease Frequency Monthly

Year Built 1980

Property Sub Type Retail

Building Area (Sq. M.) 294.96

Heating Forced Air,Natural Gas

Access to Property

Accessible to Major Traffic Route,Back Alley Access,Airport Nearby,Major Shopping Center,Major Shopping Nearby,On Major Traffic Route,Public,Public Transportation Nearby

Reports

Floor Plans

Days On Market

Zoning CA

Structure Type Retail

Legal Plan 2417TR

Construction Type Brick,Masonite

Lot Features Low Maintenance Landscape,Near Public Transit,Near Shopping Center,Street Lighting

Inclusions N/A Lease Amount 3500.00

Subdivision VLA Montrose

Property Type Commercial

Building Area (Sq. Ft.) 3175.00

Foundation Poured Concrete

Commercial Amenities Mezzanine,Paved Yard,Storage,Storefront

Restrictions None Known

Commercial Shop Conveniently Located! This versatile property offers 3,076 sq. ft. of main floor shop and show room/storage space with a 1267 sq ft mezzanine complete with private 2 pc washroom. Mezzanine is fully developed and could be converted to more offices if needed. Located on 100 Street, offering excellent exposure for your business. The shop is 31' long with a 14' x 14' overhead door. Base rent is \$3,500.00 per month, with a triple net charge of \$7.16 per sq. ft that includes all utilities. Contact a Commercial REALTOR today to schedule a viewing.

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