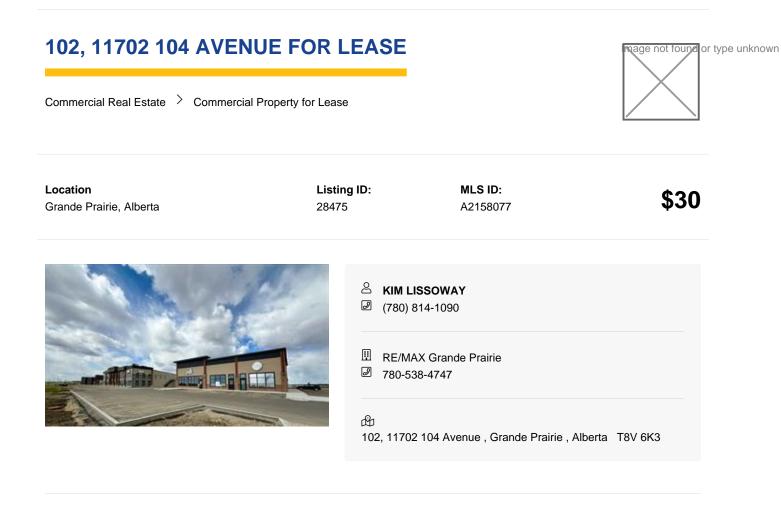


Generated: Sep 2, 2025, 2:37:02

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Transaction Type For Lease

Lease Frequency Monthly

Structure Type Mixed Use

Building Area (Sq. Ft.) 1535.00

Restrictions Landlord Approval Days On Market 377

Subdivision Westgate

Property Type Commercial

Building Area (Sq. M.) 142.60

Reports Floor Plans Lease Amount 30.00

Year Built 2024

Property Sub Type Business

Inclusions None

NEW commercial space in the Westgate area close to Canadian Tire, hotels, restaurants and other shopping amenities. Easy access to Highway 43 and 116 Street. In finishing stages is 1,535 SqFt of open space ready for your business. Basic rent is \$30/SQFT. Additional rent is \$9.50/SQFT and includes taxes, insurance, snow removal, management, landscaping, garbage & parking lot/building lighting. Tenant to pay unit utilities separately. Total base rent \$3,837.50+ GST & additional rent \$1,215.21 + GST =Total monthly rent is \$5,052.71 + GST. Contact a commercial agent today!

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