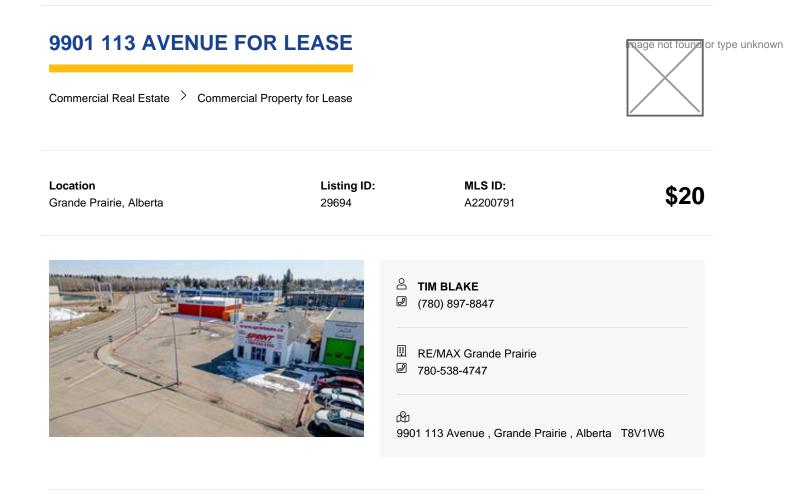


Generated: Sep 2, 2025, 2:12:16

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Transaction Type For Lease	Days On Market 175	Lease Amount 20.00
Lease Frequency Annually	Zoning CA	Subdivision Central Business District
Year Built 1959	Structure Type Retail	Property Type Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	9423193	2076.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
192.87	16117	0.37
Roof	Cooling	Heating
Asphalt Shingle	Central Air	Forced Air,Natural Gas
Inclusions	Restrictions	Reports
office furniture, shelving	None Known	None

PRIME LOCATION on one of the busiest roads in the city! Renovated office/retail space with so much parking ! Put your sign up here and you will get noticed! This is a bright space with 7 offices, bathroom ,coffee station, lunch room and AC. There is also attic space available for extra storage. Even comes with office furniture. Base Rent is \$3466.67/month plus Additional Rent of \$1412.67 for a Total of \$4879.34/month plus GST. Looking to Purchase? This space is also for Sale - MLS#A2200794. Owner is a licensed Realtor in Alberta.

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