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## 120, 4804 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Innisfail, Alberta



**Listing ID:**  
30117


**MLS ID:**  
A2209834

**\$16**



 **WARREN MARSHALL**  
 (403) 350-0229

 Sundance Realty & Management Inc.  
 403-227-1999

 120, 4804 50 Street , Innisfail , Alberta T4G 1C2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 294	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> NONE	<b>Building Type</b> Retail,Shopping Centre,Strip Mall
<b>Year Built</b> 1979	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1460.00	<b>Building Area (Sq. M.)</b> 135.64
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Call Lister

1,460sqft UNIT AVAILABLE - PRIME RETAIL - in the busiest shopping center in Innisfail. Located between IDA, Dollarama, and ACE Liquor, this space has some of the best visibility in town. With a newly renovated exterior, and built out interior, this space gives a tenant the ability to move in quickly and start making money in month one! Current interior build out includes a front retail space, a rear office, rear storage area and a bathroom. Located just off 50th Street, this property sees well over 6,000VPD. Low NNN estimated at \$5.50/sqft for 2025.

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