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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**
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 Sundance Realty & Management Inc.
 403-227-1999

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

Transaction Type For Lease	Days On Market 357	Lease Amount 16.00
Lease Frequency Annually	Subdivision NONE	Building Type Retail,Shopping Centre,Strip Mall
Year Built 1979	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Building Area (Sq. Ft.) 1460.00	Building Area (Sq. M.) 135.64
Inclusions N/A	Restrictions None Known	Reports 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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