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## 320A SECOND AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Strathmore, Alberta



**Listing ID:**  
30475


**MLS ID:**  
A2218739

**\$20**



 **DAN CORMEAU**  
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 320A Second Avenue , Strathmore , Alberta T1P 1N1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 20.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Downtown_Strathmore	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2001	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 10680.00	<b>Building Area (Sq. M.)</b> 992.20
<b>Construction Type</b> Brick,Stucco	<b>Roof</b> Clay Tile	<b>Foundation</b> Poured Concrete
<b>Inclusions</b> N/A	<b>Restrictions</b> Utility Right Of Way	<b>Reports</b> None

Prime Retail / Office space for lease. Downtown Strathmore along Second Ave. Flexible leasing options available. Good exposure. Building composes of a laundromat and church that bring in good traffic. Nearby draws include daycares, the Legion, Strathmore Centre, Strathmore court house, and downtown Strathmore. Attractive store front. Professionally managed. \$14 SQFT per annum Basic Rent \$6 SQFT operational costs (Additional Rent) Roughly \$1557.50 month including GST \*Utilities not included Fixturing periods and lease improvements can be negotiated.

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