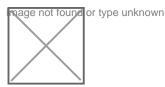


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Transaction Type Days On Market Lease Amount

For Lease 2 20.00

 Lease Frequency
 Subdivision
 Building Type

 Annually
 Downtown_Strathmore
 Commercial Mix

Year BuiltStructure TypeProperty Type2001Mixed UseCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Mixed Use 10680.00 992.20

Construction TypeRoofFoundationBrick,StuccoClay TilePoured Concrete

InclusionsRestrictionsReportsN/AUtility Right Of WayNone

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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