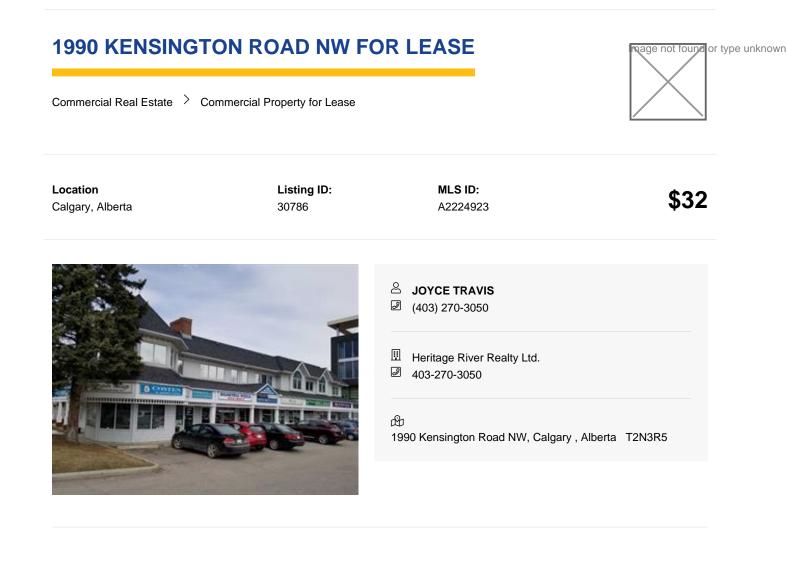


Generated: Jun 5, 2025, 8:47:44

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Transaction Type For Lease

32.00

Subdivision West Hillhurst

Structure Type Mixed Use

Building Area (Sq. Ft.) 972.00

Roof Flat Torch Membrane

Restrictions Phone Listing Broker Title Fee Simple

Lease Frequency Annually

Building Type Commercial Mix,Street Level Storefront

Property Type Commercial

Building Area (Sq. M.) 90.30

Foundation Poured Concrete

Reports Leases,Plot Plan Days On Market

Lease Term Negotiable

Year Built 1990

Property Sub Type Retail

Construction Type Concrete,Mixed,Vinyl Siding

Inclusions N/A

Street exposure for both Kensington Rd. and 19 St. N.W. This 972 Square feet unit is well located and on the main floor with street exposure on 2 sides. It is presently vacant and previously a cannabis store. Operating costs are \$12.93/ft, which include taxes, insurance, garbage/waste removal, maintenance, management and snow/lawn maintenance. Sign rental is \$300/month for all fascia and pylon signs.

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