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## 216 FOURTH AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Strathmore, Alberta



**Listing ID:**  
31184


**MLS ID:**  
A2236170

**\$15.50**



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 CIR Realty  
 403-291-4440

 216 Fourth Avenue , Strathmore , Alberta T1P 1B9

**Transaction Type**

For Lease

**Days On Market**

187

**Lease Amount**

15.50

**Lease Frequency**

Annually

**Zoning**

CB

**Subdivision**

Downtown\_Strathmore

**Building Type**

Commercial Mix

**Year Built**

1991

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

5894P

**Building Area (Sq. Ft.)**

14000.00

**Building Area (Sq. M.)**

1300.63

**Roof**

Asphalt/Gravel

**Foundation**

Poured Concrete

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Building Plans,Floor Plans

For lease 2011 SQ. FT. in the heart of downtown Strathmore across from the new Catholic Church on 4th Avenue. Ideal location for your next business adventure in the thriving and growing community of Strathmore. Lease rate \$16.00 sq ft for first year and 3% escalation each year for a 5 year lease and OP costs are \$7.75 sq ft which includes all utilities except for phone and internet

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