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## HEALTH SERVICES FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Ponoka, Alberta



**Listing ID:**  
31232


**MLS ID:**  
A2236631

**\$4,598**



 **RIZWAN SYED**  
 (403) 783-0898

 Century 21 Gillany Realty  
 403-785-4804

 110 & 120, 5641 48 AvenueCrescent , Ponoka , Alberta T4J 1K2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 67	<b>Lease Amount</b> 4598.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C2	<b>Subdivision</b> Central Ponoka
<b>Building Type</b> Strip Mall	<b>Year Built</b> 2021	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 8220972
<b>Building Area (Sq. Ft.)</b> 2645.00	<b>Building Area (Sq. M.)</b> 245.73	<b>Construction Type</b> Aluminum Siding
<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Central,Natural Gas	<b>Inclusions</b> Equipment as per the provided equipment list	<b>Restrictions</b> Landlord Approval,See Remarks
<b>Reports</b> Leases		

Brittany Jo & Co, Have you ever wanted to break into the health and wellness sector of business? Well now is your chance to do so. This well-established fully furnished business is an excellent opportunity for entrepreneurs passionate about health and wellness. It is located in an affluent neighbourhood (Just across Co-op & Beside home church, Same premises as Burger King), with minimal overhead costs, and a loyal client base. There are 7 rooms available to RENT separately @ \$600 a piece a month creating an awesome opportunity to start at a very low Cost business. Sublease is permitted by the landlord. The monthly rent is \$4,598 Including NNN & GST The leased area is 2645 Square feet. There is a conference room & a Laundry room fully equipped with commercial grade laundry machines. The space has 2 Bathrooms One with a shower. A staff room with Kitchenette. There is a sauna room too fully equipped.

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