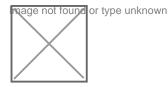


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HEALTH SERVICES FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Ponoka, Alberta Listing ID: 31232

ID: MLS ID: A2236631

\$4,598



△ RIZWAN SYED

2 (403) 783-0898

□ Century 21 Gillany Realty

403-785-4804

M

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

Transaction Type

For Lease

Lease Frequency

Monthly

Building Type

Strip Mall

Property Type Commercial

Building Area (Sq. Ft.)

2645.00

Roof Flat

Heating

Central, Natural Gas

Reports Leases **Days On Market**

67

Zoning C2

Year Built 2021

Property Sub Type

Business

Building Area (Sq. M.)

245.73

FoundationPoured Concrete

Inclusions

Equipment as per the provided

equipment list

Lease Amount

4598.00

Subdivision

Central Ponoka

Structure Type

Mixed Use

Legal Plan

8220972

Construction Type

Aluminum Siding

Cooling

Central Air

Restrictions

Landlord Approval, See Remarks

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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