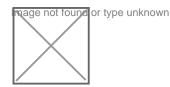


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10, 5112 47 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Innisfail, Alberta Listing ID: 31320

MLS ID: A2239425

\$10



- △ WESLEY GIESBRECHT
- **2** (403) 350-5674
- □ Century 21 Advantage
- **403-346-0021**
- (https://doi.org/10.1016/10.10

Transaction Type

For Lease

Days On Market

10.00

Lease Frequency

Annually

Zoning

ı

124

Subdivision

North Industrial

Lease Amount

Building Type

Commercial Mix

Year Built 1977 Structure Type Multi Unit

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

7722616

Building Area (Sq. Ft.)

3900.00

Building Area (Sq. M.)

362.32

Lot Size (Sq. Ft.)

8276

Lot Size (Acres)

0.19

Footprint (Sq. Ft.)

3000

Construction Type

Brick, Concrete, Metal Frame

Roof

Membrane, Metal

Foundation

Poured Concrete

Cooling

None

Heating

Forced Air, Natural Gas, Radiant, See

Remarks

Lot Features

Back Lane, Paved

Inclusions

N/A

Restrictions

None Known

Reports

Other Documents

3,900 sq ft bay (900 sq ft developed mezzanine) 3,000 sq ft of shop space, serviced with a 12'x14'H OHD, 19' ceiling height heated with overhead radiant tube heating. This mixed commercial bay is located in the Innisfail business plaza with great access and ample parking. New LED Lighting, seperare Forced Air heat for the office and mezzanine portions. Two baths (one up, one down)The front room is bright and open with floor to ceiling windows with plenty of room for signage.. An affordable option when looking for a shop and commercial/ retail space in Innisfail, AB. Total asking rent (base +op costs) sits at \$3,250/ month +GST (power/ gas,Water/sewer) Don't miss this affordable option to expand your business today.

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