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105, 95 BRENT BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Strathmore, Alberta



Listing ID:
31611


MLS ID:
A2246158

\$11



 **DAN CORMEAU**
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 403-590-2233

 105, 95 Brent Boulevard , Strathmore , Alberta T1P 1V3

Transaction Type For Lease	Days On Market 62	Lease Amount 11.00
Lease Frequency Annually	Subdivision Crystal Ridge	Building Type Condo Complex
Year Built 2009	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1900.00	Building Area (Sq. M.) 176.51
Cooling Full	Heating Boiler,Fan Coil,Natural Gas	Inclusions Drapery
Restrictions Condo/Strata Approval	Reports Annual Property Operating Data,Plot Plan	

PRIME retail available in a thriving commercial space next to one of Strathmore's busiest intersections. Kitty corner to Strathmore High School. Walking distance to Crowther Junior high, Strathmore Arena and Strathmore Hospital. Located at the busy Brent Blvd and Thomas drive intersection. This unit is part of Crystal Ridge Terrace, a professionally managed condominium managed by Blackstone Property Management. Crystal Ridge Terrace receives a large quantity of vehicle and foot traffic. This unit is a TURNKEY set up for a retail shop, personal service business or clothing store. Space has a Washer / Dryer room and full kitchen in the basement. Attractive display in unit and gas fireplace It is move in ready for your operations. Anchor tenants nearby are ASC (Government space, for Accredited Supports to the Community), Domino's Pizza, Pharmacy, Medical, Gas station and more. There is another studio space in the basement, which could provide additional income with sub leasing, or exciting growth potential for your business. The main floor is \$15psf(total 975 sqft) and the finished basement is \$7psf (925 SQFT) Give us a call for a viewing! A larger corner store is also available at this unit (#107)

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