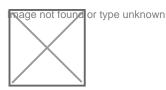


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

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

Transaction Type

For Lease

Days On Market

11.00

Lease Frequency

Subdivision

62

Building Type

Lease Amount

Annually

Crystal Ridge

Condo Complex

Year Built 2009

Structure Type Mixed Use

Property Type Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

Building Area (Sq. M.)

1900.00

176.51

Full

Cooling

Heating Boiler, Fan Coil, Natural Gas Inclusions Drapery

Restrictions

Condo/Strata Approval

Annual Property Operating Data, Plot

Reports

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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