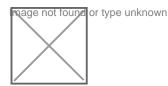


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 805 EAST LAKE BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Airdrie, Alberta

Listing ID: 31905

MLS ID: A2253025

\$249,900



△ JAISON THOMAS

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□ CIR Realty

**403-247-7770** 

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 $805\ EAST\ LAKE\ Boulevard$  , Airdrie , Alberta  $\ T8H\ 2G4$ 

**Transaction Type** 

For Lease

**Days On Market** 

3

**Lease Amount** 

30.00

Lease Frequency

Annually

Subdivision

East Lake Industrial

Year Built 1980

**Structure Type** 

Low Rise (2-4 stories)

Property Type Commercial **Property Sub Type** 

Business

Building Area (Sq. Ft.)

1896.00

Building Area (Sq. M.) 176.14

Inclusions

refer to Equipment List in Supplements

Restrictions Reports
None Known None

An excellent opportunity to buy the famous Extreme Pita franchise located in East Lake Industrial in Airdrie! Family run business for over 21 years! Base rent only \$30 PSF, while Operating Costs are \$9.89 PSF and Taxes are \$3.59 PSF (estimated for 2025). More details can be provided upon a signed NDA. Lease expires on Nov. 30, 2028. Very busy location and strong sales.

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