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## B, 4924 48 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Innisfail, Alberta

**Listing ID:**  
34020

**MLS ID:**  
A2285201

**\$2,347.50**



 **DEREK AUSTIN**  
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 Century 21 Advantage  
 403-346-0021

 B, 4924 48 Avenue , Innisfail , Alberta T4G 1N7

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	1
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
CB	Downtown Innisfail	Low Rise (2-4 stories),Office Building,Retail
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1979	Low Rise (2-4 stories)	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Mixed Use	1565.00	145.39
<b>Construction Type</b>	<b>Roof</b>	<b>Electric</b>
Mixed	Flat	100 Amp Service
<b>Heating</b>	<b>Commercial Amenities</b>	<b>Inclusions</b>
Forced Air,Natural Gas	Emergency Lighting	n/a
<b>Restrictions</b>	<b>Reports</b>	
None Known	Formal Lease	

Main street Located ( 50 st ) large Lease Space which INCLUDES ALL UTILITIES and is close to Down Town center and across from busy Henday mall . 1565 sq ft +/- with two exterior Entrances off of TWO Separate Parking Areas. Also has Two separate Entrances to the Lease Space from the interior hallway. Lease rate is \$2347.50 monthly Flat fee plus GST and Includes all utilities, works out to \$18.00 per sq.ft. Also has Central Air conditioning. Has ability to have two working areas (maybe sub lease )as One entrance opens to large common space with an office with full window facing east there is an open doorway to the 2nd common area. The Second Entrance on other side of lease space opens to the 2nd common area which has kitchen counter and sink , access to another office with windows facing east , 3rd office has no window . Unit is fully carpeted. Many possible uses for this space , not just an office . Find another business to split the Space with you , being as Utilities are included it would be easy to manage. Two separate common washrooms off Hallway. With utilities included its much easier to set your budget. Lots of exterior space for Business Signage. One MONTH FREE RENT for getting set up in your new Business location. Vacant so easy to show.

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