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RETAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Innisfail, Alberta



Listing ID:
34980

MLS ID:
A2300720

\$29,900



 **DEREK AUSTIN**
 (403) 597-2871

 Century 21 Advantage
 403-346-0021

 Innisfail , Alberta

Transaction Type For Lease	Title Fee Simple	Days On Market 48
Lease Amount 1250.00	Lease Frequency Monthly	Lease Term Negotiable
Lease Term Remaining 8	Sub Lease 1	Zoning COMMERCIAL
Building Type Free-Standing,Mixed Use,Street Level Storefront	Year Built 1928	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Office (Sq. Ft.) 490.0000
Building Area (Sq. Ft.) 890.00	Building Area (Sq. M.) 82.68	Lot Size (Sq. Ft.) 890
Lot Size (Acres) 0.02	Construction Type Brick,Mixed,Stucco	Roof Asphalt Shingle
Electric Three Phase	Cooling None	Heating Hot Water,Natural Gas
Lot Features Level	Commercial Amenities Storefront	Access to Property Direct Access,On Major Traffic Route

Inclusions

*Equipment List A. outside L.E.D sign B. open sign C.display shelves for disposable, juice D. display show cases E. island show case F. wood and steal mash image wall G. shelves and Image wall LED lights H. device pots and coils wall hangers I. pos desk table J. pos computer,screen,printer,papers K .security camera and vcr L. office desk and chair M. low storage cabinets N .low bongos and accessories Cabinets

Restrictions

Landlord Approval

Reports

Annual Property Operating Data,Financial Statements,Leases

Want to be your Own boss ? Great Retail shop for an Owner operator .Direct access with store front . Operating for 2.4 yrs . Turnkey operation, includes all equipment to seamlessly continue business. Trade. Excellent location . Front portion is retail area , has 2 other offices in back and a shared 2 pce washroom .2 offices are (9'3"x7'9"; 8'3"x8'9")" ,back area open space (13'6"x12'4"). GST applicable. Present lease is an escalating flat fee which includes all utilities and internet.

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