

**B, 4924 48 Avenue
Innisfail, Alberta**

MLS # A2285201



\$2,347 per month

Division: Downtown Innisfail

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,565 sq.ft.

Zoning: CB

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: Mixed

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.