



117 East Lake Crescent Airdrie Alberta

\$20

Exciting opportunities are located at this great location for your business! With great exposure all day and every day you will be hard pressed to find more activity and traffic for your business. This stand-alone building is being offered as a sublease with 3 years remaining on the current lease with the option to extend or sign a new head lease with landlord approval. This building offers approximately 2273 square feet on the main floor and 1705 sf in the lower developed area. There are plenty of office spaces on both levels as well as an attached garage for additional parking and storage. Access won't be an issue as this property has a ramp for wheelchair access. This is a triply net (NNN) lease with base lease rate of \$20.48 PSF or \$6825.00 monthly, Plus Property tax, operational cost and utilities. Plenty of parking and incredible exposure for your business, don't wait to book your private tour now. (id:6769)

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca