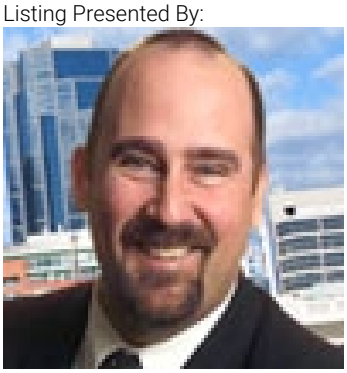


28 12 Avenue High River Alberta

$15

PRIME MAIN-FLOOR COMMERCIAL SPACE FOR LEASE IN HIGH RIVER! Excellent opportunity to establish or expand your business in this well-positioned commercial building at Unit #2, 28-12 Avenue SE. Offering approximately 1,500 sq. ft. of rentable space, plus additional rear space, this fully developed main-floor unit features excellent exposure, convenient customer parking, and large storefront windows providing an abundance of natural light.Currently configured as a nail and beauty salon, the premises offer a welcoming reception and retail area, a spacious open-concept service area, private treatment room, and functional layout with additional storage, staff facilities, laundry, and washrooms. Attractive flooring, suspended ceilings, ample lighting, and existing plumbing provide a practical setup for a variety of commercial applications.The space is particularly well suited for a nail salon, beauty studio, esthetics business, spa, or other personal service operation. The existing improvements also offer flexibility for alternative retail, office, or service-oriented businesses.Base rent is $15.00 per sq. ft. annually, plus operating costs of $7.50 per sq. ft. annually, both subject to GST. Additional rear space is available at $500 per month plus GST. Total monthly occupancy cost, excluding the additional rear space, is approximately $2,812.50 plus GST. Including the rear space $3,312.50 plus GST. Equipment is optional and priced separately.Take advantage of this opportunity to secure a versatile, developed commercial space in High River with the added benefit of an existing salon setup. Bring your business vision to life! (id:6769)

Listing Presented By:



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Century 21 Foothills Real Estate

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