



## Edmonton Alberta

\$731,322

Unique opportunity to own or lease a commercial retail bay on a busy 41 Ave with plenty of front parking and on the main floor next door to a medical clinic and a dentist clinic. The possible usage are as follows:

Physio/Chiro/Any medical clinic, Barber or Salon, Any other medical (ex: Psychology and type of speciality Lung function, Cardiology), Drycleaning, Any other type of retail business (Clothing, gifts etc), Vape Shop, Law Office, Accountant, Bank, Health and Fitness, Supplement store, Registry, Yoga. T6W is the fastest growing postal code and lots of residences built and continue to be built. Easy access to QE2. For lease \$35 per sqft and \$15 per sqft for the additional rent. The monthly condo fees amount for this unit is \$573.33 as well as the building has an HVAC levy that is paid monthly as well for \$133.35. The condo fees includes contributions to the reserve fund, landscaping, snow removal, building maintenance, the building insurance. There are Signage charges of \$260/month. (id:6769)

Listing Presented By:



Originally Listed by:  
Professional Realty Group



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