



## St Albert Alberta

\$189,999

BUSINESS SALE. SPACE IS LEASED NOT OWNED. Attractive Lease rate at \$16/sqft plus op costs. Business can remain a denture clinic or be converted into another usage such as Hearing clinic, Pulmonary testing lab, cosmetic clinic, Beauty Tattooing, a large array of possibilities. A gem in the heart of St. Albert. This modern, fully equipped space is ready for you to take over and make your mark. The spacious reception, and three operator rooms, all with quartz countertops, cupboards, and sinks. An all-inclusive lab and sterilization area meet your professional needs. The open ceiling design floods the space with natural sunlight, creating a welcoming atmosphere. Elegant glass walls ensure privacy, and the durable commercial vinyl floors ensures easy maintenance. Underground heated parking. Located in a bustling plaza with high-end amenities, you're guaranteed ample foot traffic and visibility. Your business will stand out with our large signage. (id:6769)

Listing Presented By:



Originally Listed by:  
Sable Realty

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca