



## 639 BAKER STREET Nelson British Columbia

\$14

This premium Baker Street retail unit is AVAILABLE IMMEDIATELY FOR LEASE ASSIGNMENT OR SUBLEASE. The existing tenant, KTK Masala Shop, will be relocating their store and as a result, is seeking a replacement tenant to take over their lease. This is an exceptionally rare opportunity to access Baker Street retail space, the most desirable commercial retail space in the Kootenays, with ~37 feet of retail frontage and a depth of ~110 feet. Comprising a leased area of 5,000 square feet, there is an additional ~5,000 square feet of "bonus" basement space included. The unit includes three phase 200A power, air conditioning, separate metering, ~15 ft. ceiling heights to truss, laneway loading, two washrooms, and mezzanine office space. The current lease (offered here for assignment or sublease) which expires August 31, 2028, offers an attractive below-market current base rent of \$13.73 per square foot per year plus triple net, with annual escalations in September of each year. (id:6769)

Listing Presented By:



Originally Listed by:  
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