



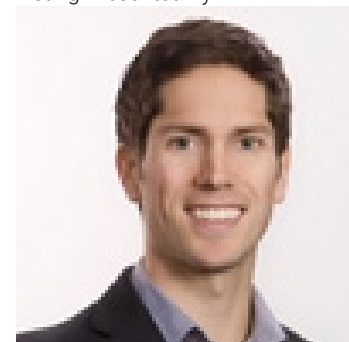
SASK • MLS®

Estevan Saskatchewan

\$2,500

Introducing a prime commercial opportunity in the heart of the city, this 2895 square foot space is the epitome of versatility, catering seamlessly to retail, restaurant, office, or medical office needs. Located just moments away from downtown, the property boasts a spacious open-concept main area, thoughtfully designed to inspire creativity and productivity. Inside, you'll find a well-appointed boardroom, an oversized storage room, a convenient janitorial closet, along with two private offices for focused work. The space is further enhanced by two modern bathrooms, ensuring the utmost convenience for both staff and clients. The exterior of the property has undergone significant renovations, including roof work, fresh paint, and durable metal siding, providing a polished and contemporary aesthetic. What sets this opportunity apart is the inclusion of tenant improvement and rental incentives, allowing businesses to customize the space to their specific requirements without breaking the bank. In addition to the impressive features and incentives, the lease covers essential utilities, including water and taxes. Moreover, the power and heating bills are intelligently shared, with only 52% of the total charges being passed on to the tenant, reflecting the portion of the building they occupy. This thoughtful approach ensures cost-effectiveness and transparency for all parties involved. Don't miss the chance to establish your business in this strategically located, meticulously designed commercial space. Whether you're envisioning a trendy retail store, a bustling restaurant, a dynamic office space, or a patient-friendly medical office, this property provides the ideal canvas for your aspirations. seize this opportunity and elevate your business to new heights. (id:6769)

Listing Presented By:



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