



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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4804 51 Avenue W  
Innisfail, Alberta

MLS # A2217591



**\$1,550 per month**

<b>Division:</b>	Downtown Innisfail
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	761 sq.ft.
<b>Zoning:</b>	RT RESIDENTIAL TRENITIO

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Other
<b>Exterior:</b>	Mixed
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

ALL IN FOR ONLY \$1,550,. PER MONTH plus G.S.T. INCLUDES ALL UTILITIES FOR THIS CENTRALLY LOCATED COMMERCIAL/OFFICE SPACE OF APPROX. 760 SQUARE FEET. Zoned RESIDENTIAL TRANSITION. IMMEDIATE POSSESSION. FRONT STREET PARKING PLUS SIDE YARD PARKING IS INCLUDED. THERE IS ALSO A REAR DOOR ACCESS TO A BACK DELIVERY WALKWAY. Consists of A MAIN OPEN AREA, A BACK STORAGE OFFICE/ AREA, AND ANOTHER ROOM THAT YOU CAN DEMISE. INCLUDES a 2 piece WASHROOM. IMMEDIATE POSSESSION. BASIC RENT IS \$ 1,200. PER MONTH, AND \$350. IS THE ADDITIONAL RENT.