

FOR LEASE

BEAUMONT RETAIL/OFFICE SPACE

NAI Commercial



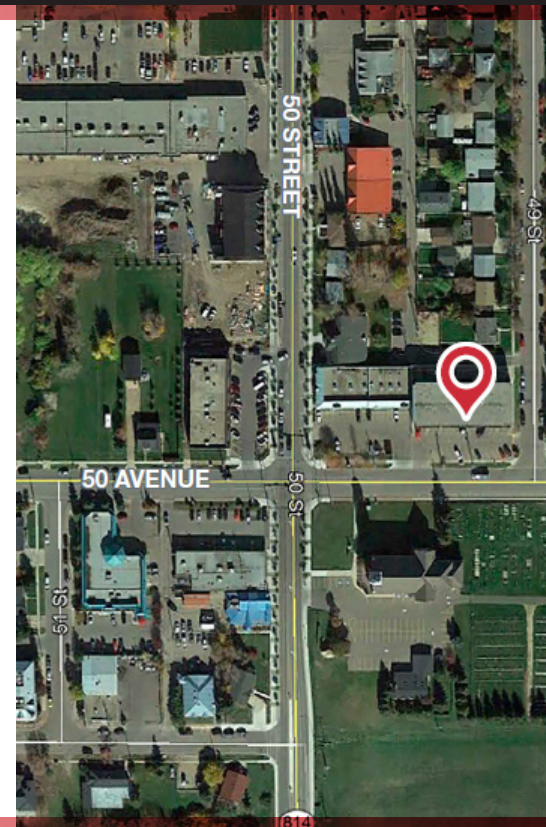
4910 - 50 AVENUE | BEAUMONT, AB | MAIN FLOOR RETAIL/OFFICE

PROPERTY DESCRIPTION

- 1,785 sq.ft.± of main floor retail/office space available for Lease in the heart of Beaumont's Downtown District
 - » Consists of open area, boardroom, copy room, kitchen, washroom and storage closets
- Gross lease rate includes all costs associated with the Lease except for electricity and phone/internet service
- Assigned and additional parking available on site; street parking available
- Located just off 50th Street and is part of Beaumont's Central Area Redevelopment Plan, in which streetscapes and parks will be enhanced through the use of high quality landscaping, boulevard trees, street furniture, and public art

MICHAEL PARSONS

Senior Associate
780 435 5507
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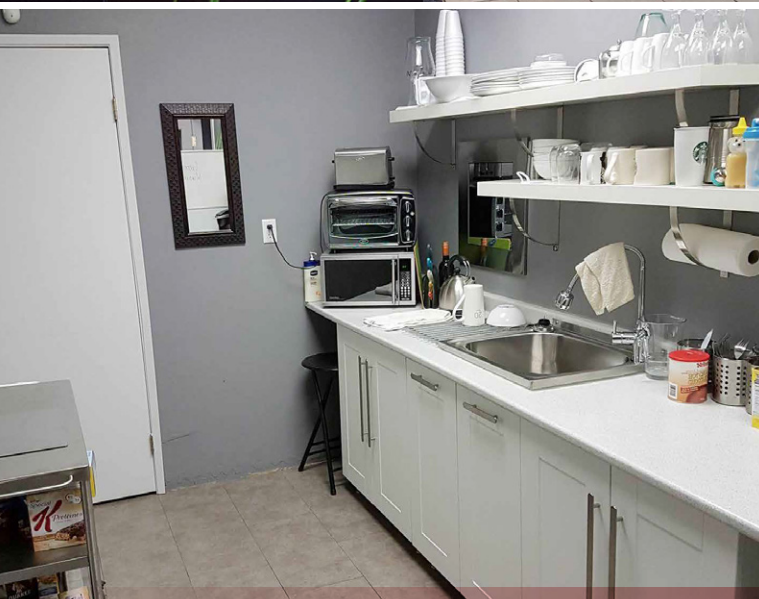
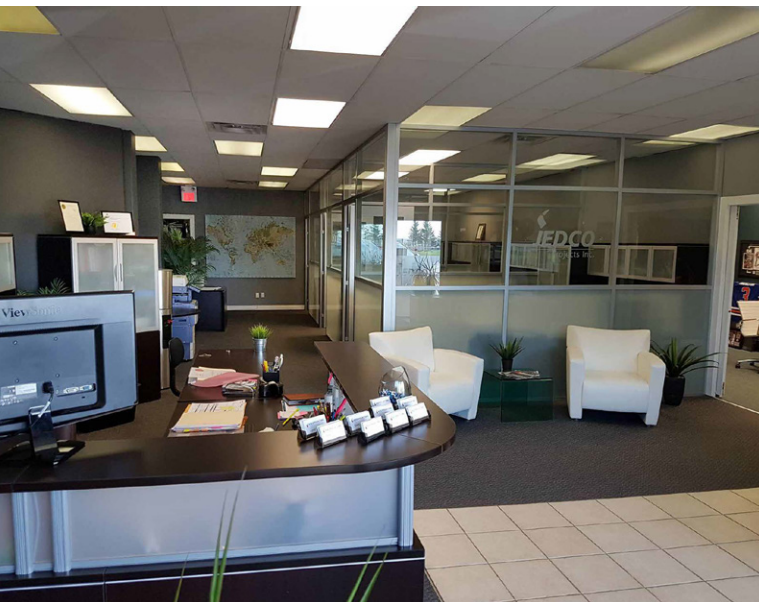
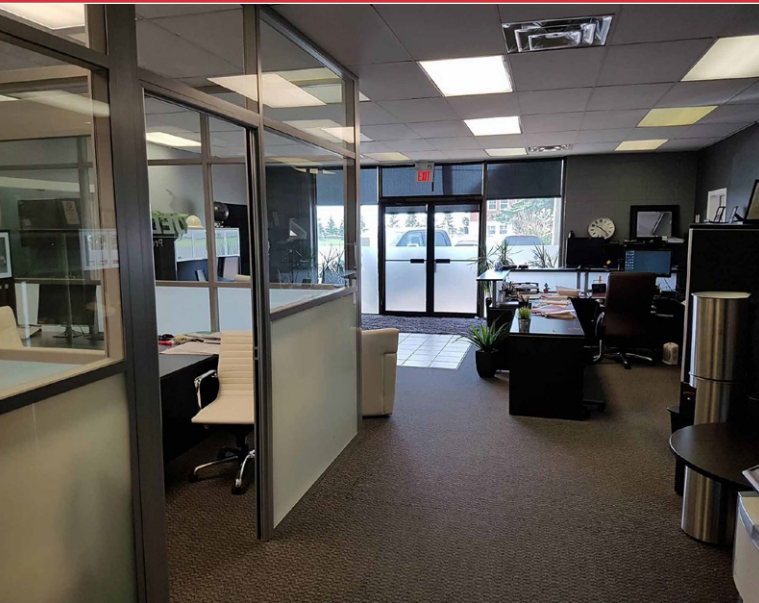
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM



ADDITIONAL INFORMATION

AVAILABLE AREA	1,785 sq.ft.±
GROSS LEASE RATE	\$30.00/sq.ft./annum includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, water/ sewer, and natural gas. Electricity is separately metered and the responsibility of the Tenant
ZONING	Main Street District (MS)
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan 8445ET, Block 1, Lots 1-3

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