

FOR LEASE

325 20th Street West

± 3,000 SF

$14.00/SF net

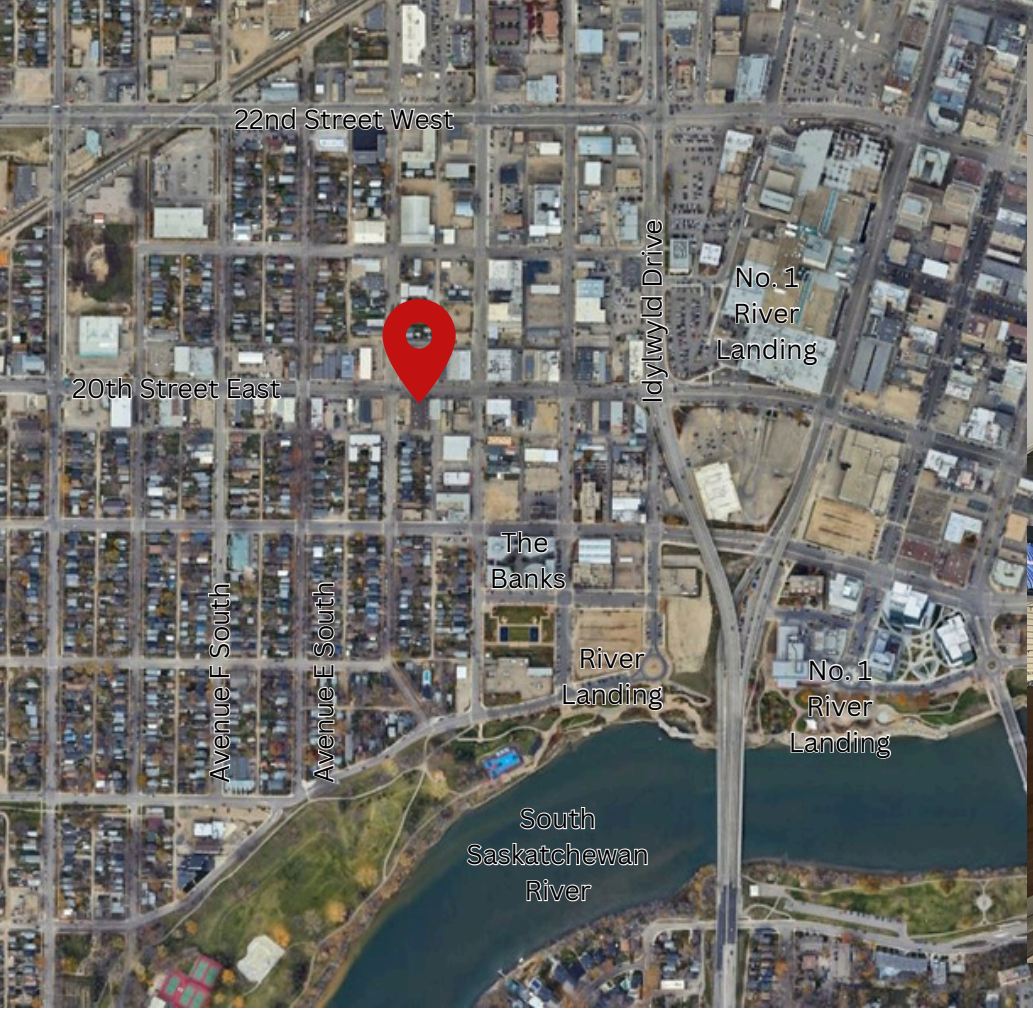
Open concept retail or office space in the heart of Riversdale. Don't miss out on this unique property. Customers are greeted to an oversize vestibule and dual entry automatic doors. New LED lighting throughout, slat wall, ample electrical distribution and rear loading make this site a can't miss!

Modular freezers on site and available for purchase. Three phase power, heated underground parking for a monthly fee and exterior signage.

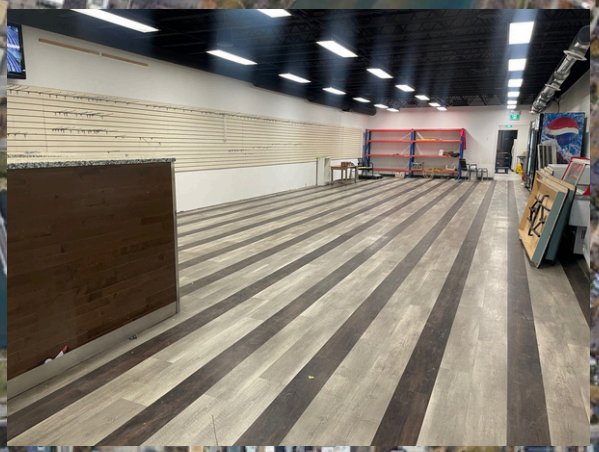
Contact listing agent today.

The Commercial Group

Melissa Newton
Client Advisor
306 281 5239
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Features:
Available Size: ± 3,000 SF
Vestibule with dual entry doors
New LED lighting
Slat wall
3 phase power
Rear loading door
Heated underground parking
Signage
Modular freezers available for purchase

Zoning: Riversdale Commercial District (B5C)
Possession: Arranged
Surface Parcels: 119863659, 119863660, 119863671
Occupancy Costs: $7.00/SF
Lease Rate: $14.00/SF net



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TCG Real Estate Ltd.

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