

FOR LEASE

Prime Dental / Medical Space

#305-2083 Alma Street Vancouver, BC



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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal



Executive Summary

#305 - 2083 Alma Street, Vancouver, BC

Location Description

The Property is strategically located on the West side of Vancouver at the intersection of Alma Street and W 4th Avenue. Jericho Village Shopping Centre offers a range of tenants from food, fitness, coffee shops, banking, dental, medical and service orientated businesses.

Property Description:

Offered for lease is a former dental office comprising of three treatment rooms, each with their own counters, sinks, in-floor water supply and hook-ups. In addition, the space offers two offices, reception area, lab room and prep room with sink. Move in condition and suitable for Dental/Medical use. The 975 square foot space faces west with windows in all three treatment rooms. Air conditioned, alarmed, free customer parking, wheelchair accessible and ready for business.

Legal Description:

LMS 1136 Lot 35 DL 176 LD 36
P.I.D. 018-534-554

Zoning:

C-2 Commercial

Lease Terms:

3/5/10 with options

Lease Rate:

\$ 18.00 per sq. ft Triple Net

Operating Expenses:

\$ 16.69 per sq. ft. (approx.)

Availability:

Immediate



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Photos

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