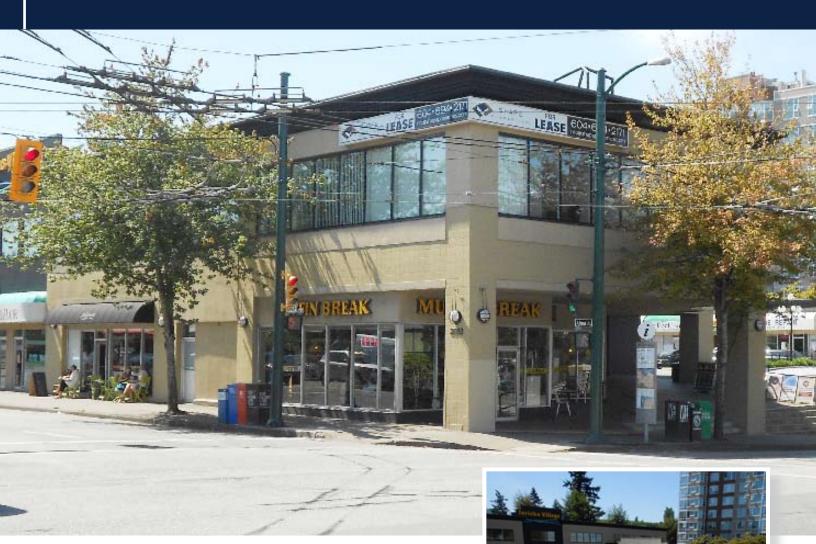
# FOR LEASE

# Prime Dental / Medical Space

#305-2083 Alma Street Vancouver, BC



for further information please contact: Gary Webb | 604.714.4780

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#### **Macdonald Commercial Real Estate Services Ltd.**

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#### **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** 



















