



Versatile Sublease Opportunity

This 1,266 SF commercial space in Riverbend Plaza offers an affordable and flexible opportunity for a wide range of retail, personal service and commercial uses. The premises feature a spacious front area, a large storage area at the rear, a private washroom and a rear entrance providing convenient access for deliveries and staff. Ample scramble parking is available throughout the plaza for customers and employees.

The space is currently occupied by Yogost and is being offered for sublease. The existing service counter and operational equipment can either be purchased or removed by the current tenant. With no major fixtures restricting the layout, the premises can be returned to a near-shell condition and easily reconfigured to suit a new tenant's specific requirements.

Offered at an asking lease rate of \$22.00 PSF, this is an attractive opportunity for a new or growing business seeking a functional and adaptable commercial space.



Size:
1,266 SF



Asking Lease Rate:
\$22.00 PSF



Additional Rent:
\$13.06 PSF



Zoning:
MH - Mixed High-Rise



Availability:
Negotiable

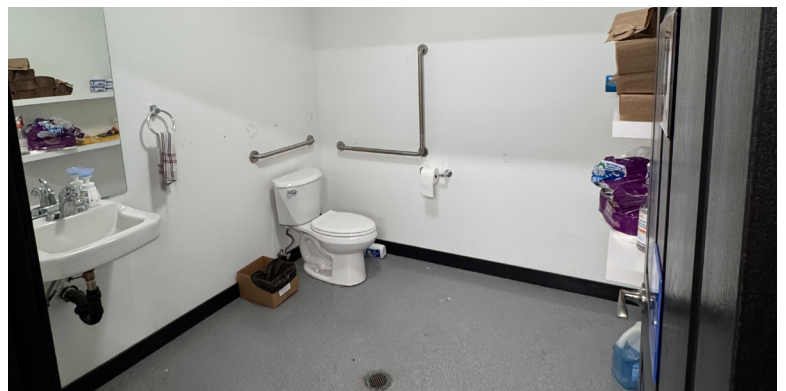
For further information

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