

Active
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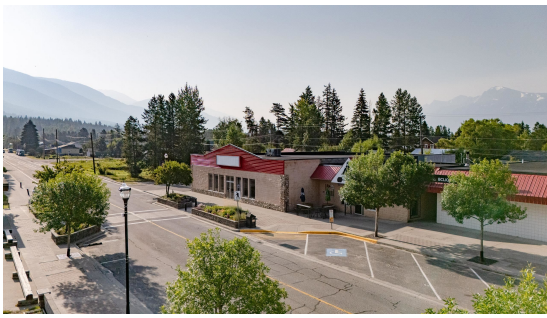
1155 5TH AVENUE
Valemount - Town
Robson Valley
VOE 2Z0

For Lease
Retail

Additional Property Types:
Office, Retail

Listing Map: 

For Sale Price: **\$0**
Leased/Sold Date:
Leased/Sold Price: /



Zoning: **C1** Gross Prop Tax Yr: Sale Type: **Lease**
P.I.D.#: **800-187-946** Building/Complex Name:

Position your business for success in the heart of Valemount's vibrant downtown. This spacious retail storefront offers an outstanding opportunity for an anchor tenant seeking maximum exposure in a thriving community. Featuring excellent visibility, dedicated customer parking, and convenient rear warehouse access, the property is designed for both customer convenience and efficient operations. Flexible C1 zoning accommodates a wide range of uses, including retail, office, professional services, and food and beverage operations. The bright, open front retail area provides a blank canvas to customize for your business, while the rear includes warehouse space, a private office, staff breakroom, and washroom. To help bring your vision to life, the Lessor is willing to amortize approved tenant improvements over the lease term.

MEASUREMENTS:

Subj. Space Sq.Ft:	Space Avail for Lse:	6,700
Subj. Space Width: 67	Whse/Indust.Sq.Ft:	370
Subj. Space Depth: 100	Office Area Sq. Ft:	625
Land Size Sq. Ft. 0.00	Retail Area Sq. Ft:	5,940
Land Size Acres: 0.00	Mezzanine Sq. Ft:	
Acres Freehold:	Other Area Sq. Ft:	
Acres Leasehold:	Main Resid. Sq.Ft:	
Subj Prop Width ft.:	Min. Divisible	
Subj Prop Depth	Max. Contig. Space:	6,700

LEASE DETAILS:

Lease Type: **Net**
Lease Expiry Date:
Lse Term/Months: **60**
Is a Sub-lease?: **No**
Strata Fees/Month:
Seller's Int.: **Registered Owner**
Int. In Land: **Freehold**
First Nat.Res:
Occupancy: **Vacant**

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF: **\$12.00**
Est. Additional Rent / SF: **\$24,120.00**
Basic Rent per Month: **\$6,700.00**
Est. Add. Rent per: **\$2,010.00**
Basic Rent per Annum: **\$80,400.00**

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

# of Buildings:	# of Docks
# of Storeys: 1	# of Grade Doors:
# of Elevators:	# of Loading Doors:
# Parking Spaces: 8	Clear Ceiling Ht (ft):
Year Built: 2007	Class of Space:
Building Type: Street-Level Storefront	
Construction Type: Concrete Block	
Potential to Redevelop?	Comments:
Environ. Assess.Done? No	Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:

APOD Cap Rate

BUSINESS & AGRI-BUS. DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):
Confidentiality Reqd:

Major Use Description:

LISTING FIRM(S):

RE/MAX Core Realty
2.

PRESENTED BY:

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Virtual Tour:

