

FOR LEASE \$14.00/sq.ft + NNN

121, 4808 50TH STREET, INNISFAIL



+/-6,500 SQ.FT. FULLY BUILT-OUT OFFICE

Listing Agent
Warren Marshall
Cell: 403-350-0229
warren@sundance-realty.com



HIGHLIGHTS

MLS #: A2249596



Exceptional Location and Accessibility

Located directly off Main Street (50th Street) and 5 minutes from HWY 2, tenants of Henday Mall benefit from strong traffic flow and easy access.



3 Strong Anchor Tenants

Innisfail's **ONLY** Medical Clinic + I.D.A + Dollarama causes steady traffic and visibility from everyone in town.



Versatile Zoning

Flexible zoning accommodates a wide range of business types, including restaurants, medical clinics, professional services, big box retailers and general retail.



Convenient On-Site Parking

Ample surface parking ensures hassle-free access for customers and staff.



Barrier-Free Access

With a Barrier-Free Entrance and 2 Barrier-Free Washrooms, this space is ready for all customers and staff.



Population Growth

Innisfail has seen a 11% population growth since 2020. 8,700+ current residents according to the Government of Alberta.



Tenant Incentives

Tenant Incentive Allowances available for approved tenants.



Quick Possession

This space is Move-In Ready for office users.



Low Operating Costs

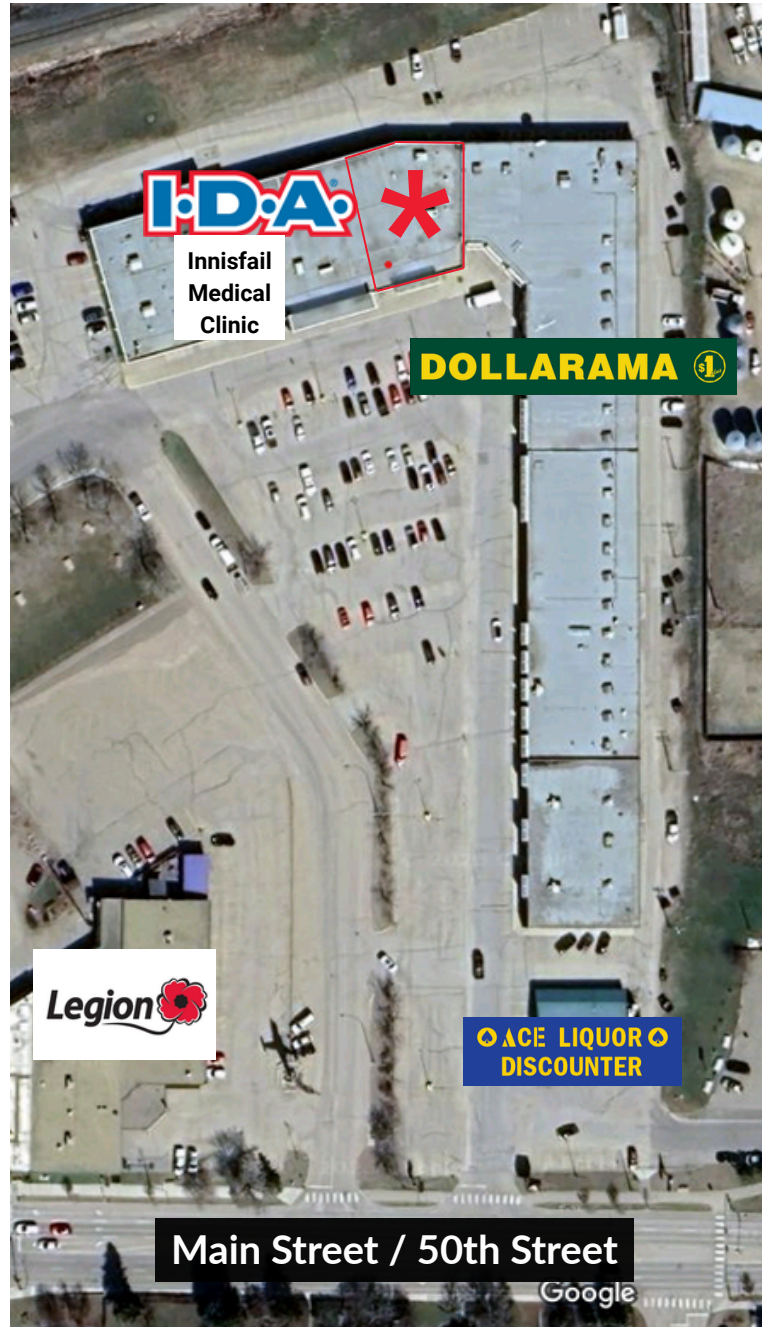
Est. 2025 Common Area Costs of \$4.46/sq. ft. + Utilities + Management Fees.

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Professional Management & Upgrades

Professional Property Management with recent upgrades such as the 2024 siding replacement.



SUNDANCE

REALTY & MANAGEMENT INC.



CURRENT BUILD-OUT

MLS #: A2249596

Open Reception Area



Printer & Storage Room



Large Kitchen & Staff Room



**700+ SQ.FT. Conference Room
with built-in movable partition wall**



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CURRENT BUILD-OUT

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Large, Professional Offices



Rear Building Access + Parking



Male Washroom



Female Washroom



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CURRENT BUILD-OUT

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Large Flex/ Co-Working Space



Rear Loading Access



Temperature Controlled Vestibule



Designated Server Room



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CURRENT FLOOR PLAN

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Main Floor Exterior Area 6599.67 sq ft
Interior Area 6275.19 sq ft



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