

FOR LEASE

300 Place

**3991 – 50th Avenue South
Fort Nelson, British Columbia**



500 - 13,000 SF Space Available

Property Highlights

- Shop, Bay and Office Space - Demisable
- Previous Tenant Grandma Lee - Existing Commercial Kitchen
- Excellent signage and exposure at Alaska Highway
- Base Rate: \$23 - \$25 per SF - negotiable
- \$6 per SF (approximate triple net costs) estimated for 2023
- Elevator access fully handicap compliant
- Signage on double faced sign boxes fronting Alaska Highway 2 ½ ft. x 8 ft.
- Building is concrete structure, all floors concrete, exterior walls are precast insulated thermally broken panels
- Interior walls are all steel stud - no wood, non-combustible building
- Fully sprinkled building and alarm monitored
- Office Sizes:
 - #201 – 2120 sq. ft.
 - #206 – 722 sq. ft.
 - #207 – 1557 sq. ft.
 - #208 – 1797 sq. ft.
- Washrooms – 700 sq. ft.
- Triple net item are: property taxes, water and sewer, snow removal, and parking lot cleaning



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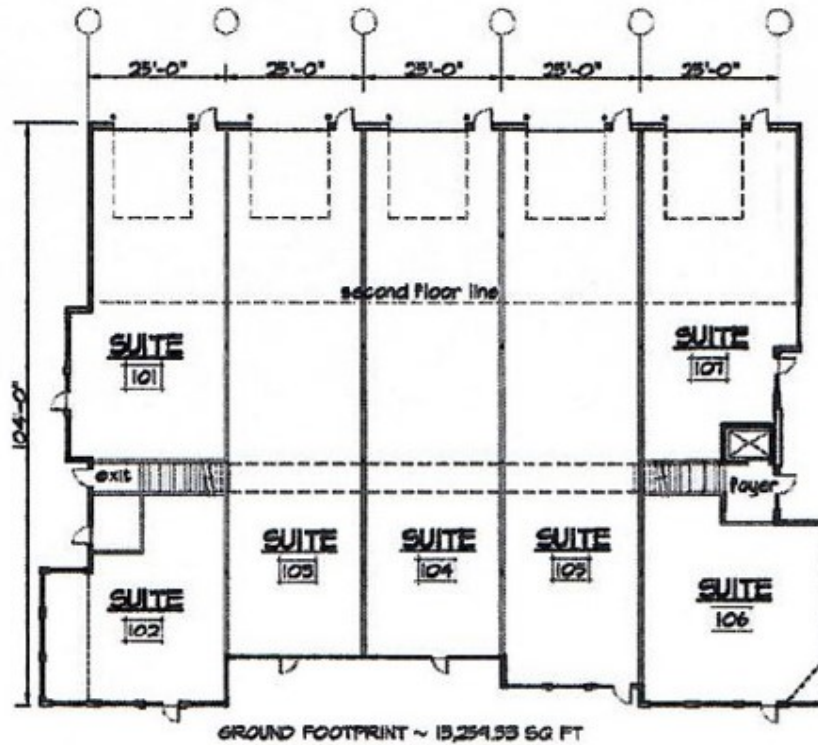
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Key Properties Inc.

Quality Commercial Buildings

(A Div of Bulley Investments)

Ground Floor Plan



Second Floor Plan

