

# 3121 34 AVE FOR LEASE



**RETAIL CONDO UNIT IN RESIDENTIAL STRIP MALL**  
**1,003 Square Feet perfect for small office or retail store**  
**Vacant – Ready for immediate occupancy**

**LEASE PRICE: \$12.00 PSF**

**Lease Op Costs: \$13.16 PSF**

Lease Op Costs include: **Condo/Strata fee, Insurance, Management, Property Tax, Site Maintenance, Water/Sewer Use**

Tax:

Legal info: **Plan: 9612423 Blk: 4A LINC# 0026895194**

Land Use: **C-C1**



For Lease in Dover. Great space, 1,003 SQ FT in community strip mall complex perfect for small office or retail store. Store front, Large windows. Tenant ran successful Laundry cleaning services, space is vacant and ready to go. Land Use Zoning C-C1. Location is surrounded by residential houses driving plenty of business from locals. Near major traffic routes like Peigan Trail, Deerfoot Trail, 17 Ave to Inglewood, Bird Sanctuary, Golf Club, parks, rail system. Great location with many shops and businesses nearby in, and Forest Lawn areas. This location will not work for a liquor store. Offering Two months base free rent.

