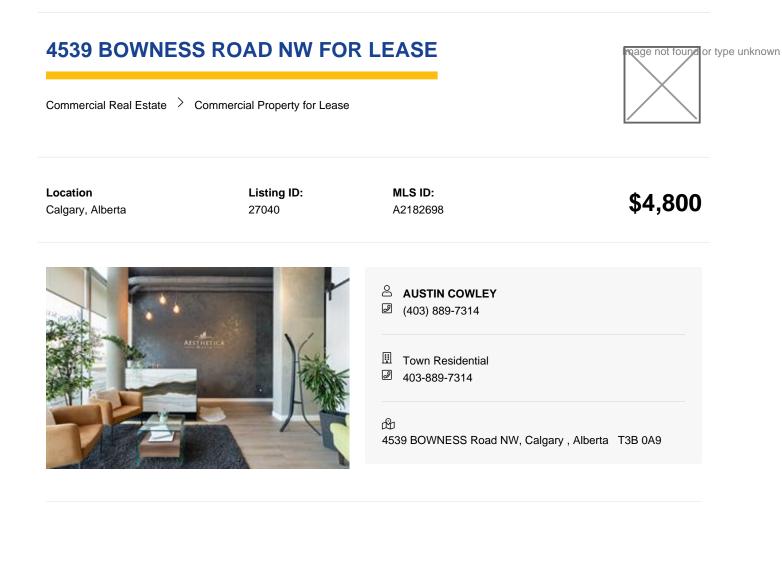


Generated: Jan 30, 2025, 23:07:54

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Transaction Type For Lease

Lease Frequency Monthly

Sub Lease

Building Type Retail

Property Type Commercial

Building Area (Sq. Ft.) 956.00

Lot Size (Acres) 0.14

Reports Standard form of Lease Days On Market 44

Lease Term Other

Zoning MU-2 f3.0h16

Year Built 2019

Property Sub Type Retail

Building Area (Sq. M.) 88.81

Inclusions Negotiable Lease Amount 4800.00

Lease Term Remaining 29

Subdivision Montgomery

Structure Type Retail

Legal Plan 5439FW

Lot Size (Sq. Ft.) 5995

Restrictions Landlord Approval

FOR SUB-LEASE – Take advantage of this prime main-floor retail space, fully built-out and ready for turnkey operations! Currently operating as an aesthetician spa, this space is great for a variety of retail uses. The lease term has approximately 27 months remaining, ending in mid 2027, providing time to establish and grow your business. The space features a welcoming front entrance, one bathroom, a closet, three rooms (two fully enclosed), and a kitchen equipped with a microwave, stove, and dishwasher. Additional items include a washer and dryer, street parking, and one underground stall available under a separate lease for \$100 per month. Backlit channel signage is also available at the storefront, ensuring excellent visibility. Equipment and furniture are negotiable, making this a perfect turnkey opportunity to bring your business to life.

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