

\$ - 40 Second Avenue N, Yorkton

MLS® #SK993280

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0 Bedroom, 0.00 Bathroom, 4,600 sqft

Retail

N/A, Yorkton, Saskatchewan

Opportunity to open or move your growing business to this location where high visibility and foot traffic will add value to your bottom line. There are two parking lots on each side of this building so your patrons will have no issues with parking. The interior floor space is 4600 sqft with a fully undeveloped basement that could be developed or used as storage. There are three separate exterior door to second avenue and a large double door to the back parking lot. Owner is offering the tenant with a zero base rent for the first year to cover all tenant improvements within the interior space. The landlord is providing the existing shell and tenants would be required to complete the rest. The tenant would be responsible to cover the common cost set at \$5.00 sqft. Lease arrangement for the subsequent years would be considered as follows: Year 2 \$6.50 sqft base & \$5.50 common, Year 3 \$7.50 sqft base & \$5.75 common, Year 4 \$8.50 sqft base & \$5.75 common. Landlord would prefer a tenant for the entire building. (id:6289)

Built in 1957

Essential Information

Listing #	SK993280
Bathrooms	0.00
Square Footage	4,600
Year Built	1957



Type	Retail
Sub-Type	Leasehold

Community Information

Address	40 Second Avenue N
Subdivision	N/A
City	Yorkton
Province	Saskatchewan
Postal Code	S3N1G2

Interior

Heating	Furnace
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Listing Details

Listing Office	Core Real Estate Inc.
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