



FOR LEASE

±975 SF

RETAIL SPACE

Retail Space in the Heart of Bragg Creek

For Lease | Unit A, 4 Balsam Avenue, Bragg Creek, AB T0L 0C5

PROPERTY HIGHLIGHTS

- Located at 4 Balsam Avenue, this well-positioned commercial space offers excellent exposure at the entrance to Bragg Creek and is conveniently located right beside ATB Bank
- The approximately 975 square foot space is spread over two levels and includes one interior washroom with flexible zoning and a highly visible location
- This property is well suited for a variety of retail, office, or service-based businesses

ZONING	D-C
AVAILABLE AREA	±975 SF
PARKING	Scramble
LEASE RATE	\$25.00 PSF
OP COSTS	\$6.85 PSF
AVAILABILITY	Immediately

For more information,
please contact:



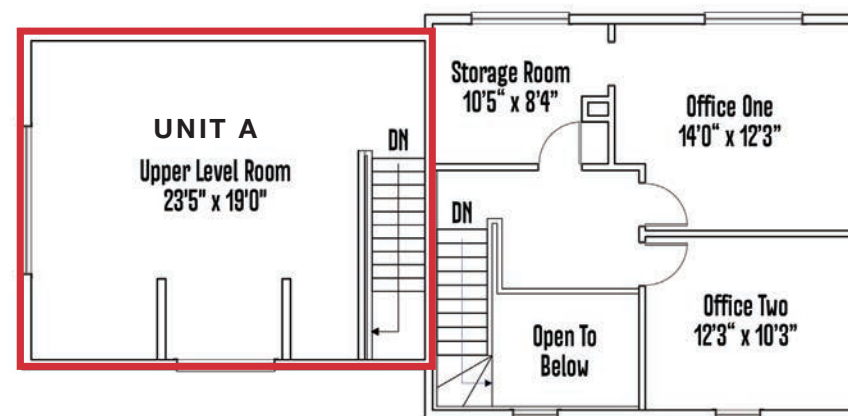
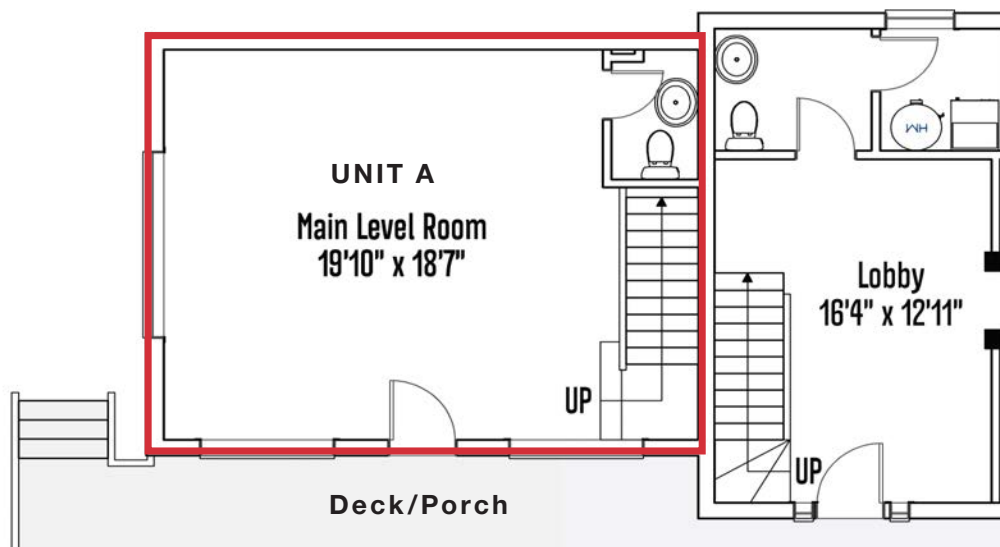
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FLOOR PLAN



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