

202, 56 LINCOLN PARK
\$548,820+GST



Investor alert, commercial space!



Investor alert, commercial space, ground level access with no one above. This 1,057 sq ft fully finished space is a great investment or place for existing business. Currently this thriving clinic is looking to downsize, giving you a wonderful opportunity to own your own business space, the bright space has easy client access, windows on 3 sides no adjoining walls with other spaces. There is a welcoming lobby area with adjoining admin office, staff kitchen area, 3 treatment rooms or offices (2 very large) with potential to create more, plenty of storage and a 2 piece washroom. It has 2 entrances so could be used for different purposes as well. The unit has 2 assigned parking stalls with access to additional available scramble parking. Ideal office for a growing company, physio, massage, or other health care provider, hair and esthetics. Contact your Commercial Associate for a viewing



202,56 LINCOLN PARK

HAWKER-BETTS REAL ESTATE TEAM



BRAD HAWKER AND DREW BETTS

ASSOCIATE BROKER
REALTOR®

Rooms	7
Bathrooms	1
Total Space	1057 sq ft
Parking	2 Assigned Stalls + Scramble Parking
2023 Property Taxes	\$4,205.61
Condo Fee's	\$501.44

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