

# \$ - 4 13091 Nielson Avenue, Charlie Lake

MLS® #C8063595

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0 Bedroom, 0.00 Bathroom,  
Retail

N/A, Charlie Lake, British Columbia

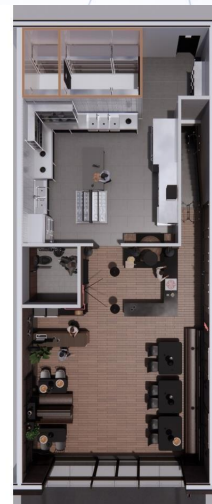
Looking for the perfect space to launch or expand your retail business, office, or bistro in a high-traffic, high-visibility location? This modern, fully serviced property, built in 2018, offers everything you need to establish a thriving presence in Charlie Lake. Located along the bustling highway, it provides prime exposure to both local customers and passersby, ensuring your business gets the attention it deserves. The building's sleek design makes a strong first impression, perfect for retail or professional office settings. Inside, the open-concept layout offers endless possibilities for customization. With its flexible layout, modern features, and unbeatable location, this space is a rare opportunity to establish or grow your business in a fast-developing area. The post office services 1250 mailboxes. Tenant allowance Build Out lump sum amount of \$50,000.00 as free rent or as a like kind contribution in the form of construction service. Additional basement available: 1359.69 sq. ft. at \$2.00/sq. (id:6289)

Built in 2018

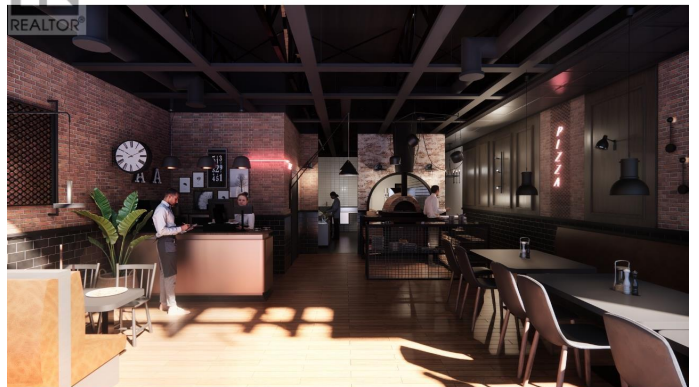
## Essential Information

Listing #	C8063595
Bathrooms	0.00
Year Built	2018
Type	Retail

## Community Information



These renderings serve to illustrate the design potential and possibilities of the subject property and space only. They do not represent the current state or condition of the space.



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Address	4 13091 Nielson Avenue
Subdivision	N/A
City	Charlie Lake
Province	British Columbia
Postal Code	V0C1H0

### **Amenities**

Amenities	Street Lighting, Storefront
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### **Listing Details**

Listing Office	Century 21 Energy Realty
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