

\$ - 65 Larch Street Unit# Unit 205, Sudbury

MLS® #2120269

\$

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

N/A, Sudbury, Ontario

Discover a prime leasing opportunity at 65 Larch Street, prominently known as the Medical Building in downtown Sudbury. This building houses various medical and professional office uses, including Rexall Pharmacy, Lifelabs, onsite caf  , along with offices for general medical practitioners and specialists. Parking in the dedicated lot behind or on the street in front ensures there is never a shortage for patients and staff. Asking base rent starting at \$8.00 makes this space the most competitive in the market. Additional Rent is estimated at \$17.60 for 2024, including utilities. Seize the opportunity to establish your practice or business in this downtown location. Landlord incentives may be available. Unit 205 offers 1,232 rentable square feet thoughtfully designed to suit a variety of professional uses. The layout includes a welcoming waiting room, a receptionist area, two private offices, a kitchen, and a dedicated washroom for added convenience. Previously utilized as an audiology office, it provides a turnkey solution for healthcare professionals or can be easily customized to meet other business needs. (id:6289)



Essential Information

Listing #	2120269
Bathrooms	0.00
Acres	0.00

Type	Office
Sub-Type	Leasehold

Community Information

Address	65 Larch Street Unit# Unit 205
Subdivision	N/A
City	Sudbury
Province	Ontario
Postal Code	P3E1B8

Amenities

Amenities	Air Conditioning, Separate Heating Controls
Parking	Rear, Shared

Interior

Heating	Forced air
Cooling	Central air conditioning

Exterior

Exterior	Stucco
Roof	Membrane
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
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