

\$ - 65 Larch Street Unit# Unit 206, Sudbury

MLS® #2120270

\$

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 café, 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 207 offers an exceptional 2,420 square feet of rentable space, thoughtfully designed to cater to a variety of professional needs. The layout features three well-appointed kitchenettes complementing the spacious interior. The unit has a private bathroom and a dedicated receptionist area, creating a welcoming atmosphere for guests and clients. Strategically positioned along the perimeter wall, the unit showcases seven examination rooms to provide a comfortable and functional environment. The abundance of natural lighting throughout the space further enhances the overall bright and inviting atmosphere. Formerly utilized as a dentist's office, this unit presents a solution for medical practitioners or can be easily customized to accommodate other professional requirements. (id:6289)



Essential Information

Listing #	2120270
Bathrooms	0.00
Acres	0.00
Type	Office
Sub-Type	Leasehold

Community Information

Address	65 Larch Street Unit# Unit 206
Subdivision	N/A
City	Sudbury
Province	Ontario
Postal Code	P3E1B8

Amenities

Amenities	Air Conditioning, Separate Heating Controls
Parking	Rear, Shared

Interior

Heating	Forced air
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Exterior

Exterior	Stucco
Roof	Membrane
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE NORTH HERITAGE REALTY, BROKERAGE
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