



FOR SUB-LEASE

2310 BEACON AVENUE

SIDNEY, BC



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THE OPPORTUNITY

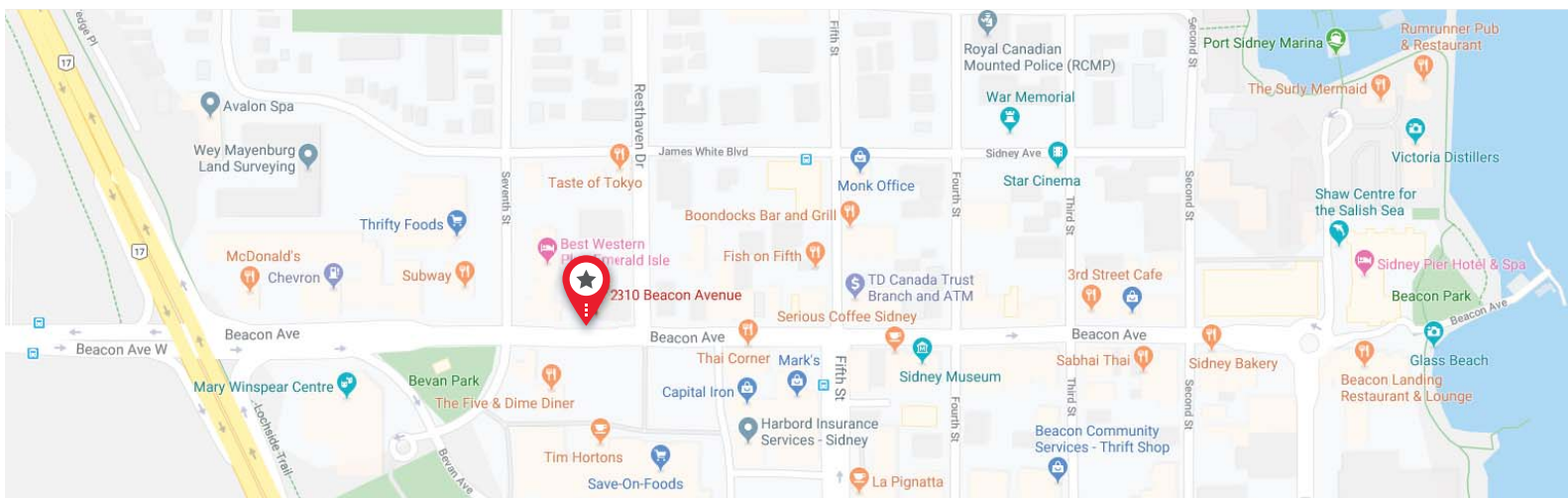
Freestanding building located along bustling Beacon Avenue in Sidney, BC. The building benefits from an open floor plan, over 55 feet of frontage along Beacon Avenue and 58 feet of frontage along the westside of the building. Parking and loading are situated towards the rear of the building.

THE HIGHLIGHTS

- Existing Kitchen Improvements, hood vent system, walk in cooler/freezer
- 11 dedicated onsite parking stalls
- Rear grade level loading
- High pedestrian and vehicle traffic
- Flexible commercials zoning
- Vibrant Retail Area
- Excellent exposure

THE DETAILS

Rentable Area	4,544 sq.ft.
Lease Rate	\$23.00/sq.ft.
Additional Rent	\$7.30/sq.ft. est. 2019
Occupancy	Immediately
Zoning	C-1
Gross Monthly Rent	\$11,473.60/month plus GST



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