

**121, 4808 50 Street
Innisfail, Alberta****MLS # A2249596****\$14 per sq.ft.****Division:** Downtown Innisfail**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Henday Center**Bus. Name:** -**Size:** 6,500 sq.ft.**Zoning:** -**Heating:** -**Floors:** -**Roof:** -**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** N/A**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

Position your business for success in the heart of Innisfail with this exceptional 6,500 sq. ft. space in the desirable Henday Center. Strategically located on Main Street with direct access to Highway 2, this versatile property offers excellent visibility, steady foot traffic driven by anchor tenants such as Innisfail's only Medical Clinic, I.D.A and Dollarama, and ample on-site parking. Featuring professional offices, a large reception area, a 700+ sq. ft. conference room, and barrier-free access, the space is move-in ready for medical, professional, or retail users. With flexible CB zoning, tenant incentives, and immediate availability, this is the perfect opportunity to establish or expand your business in a growing community. 2025 Op Costs est: \$4.46/sqft + Utilities + Management Fees.