

RETAIL UNIT FOR LEASE WEST ARM PLAZA



630 FRONT STREET, NELSON BC

1,350 SF | CORNER UNIT | AVAILABLE IMMEDIATELY

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THE OPPORTUNITY

Put your business on a highly visible corner at Front and Hall Streets in Nelson. This approximately 1,350 SF end unit offers excellent exposure to busy Front Street, with frontage along Hall Street and easy parking for customers. Completely rebuilt approximately three years ago, the space combines a wide open layout and high ceilings with updated building systems and finishes. LED lighting runs throughout, while the HVAC, hot water tank, electrical panel, plumbing, doors, bathroom and kitchen were all replaced as part of the rebuild. A rear door provides convenient unloading access from the back parking area. Available immediately, this prime commercial space offers a flexible setting for retail and service businesses.

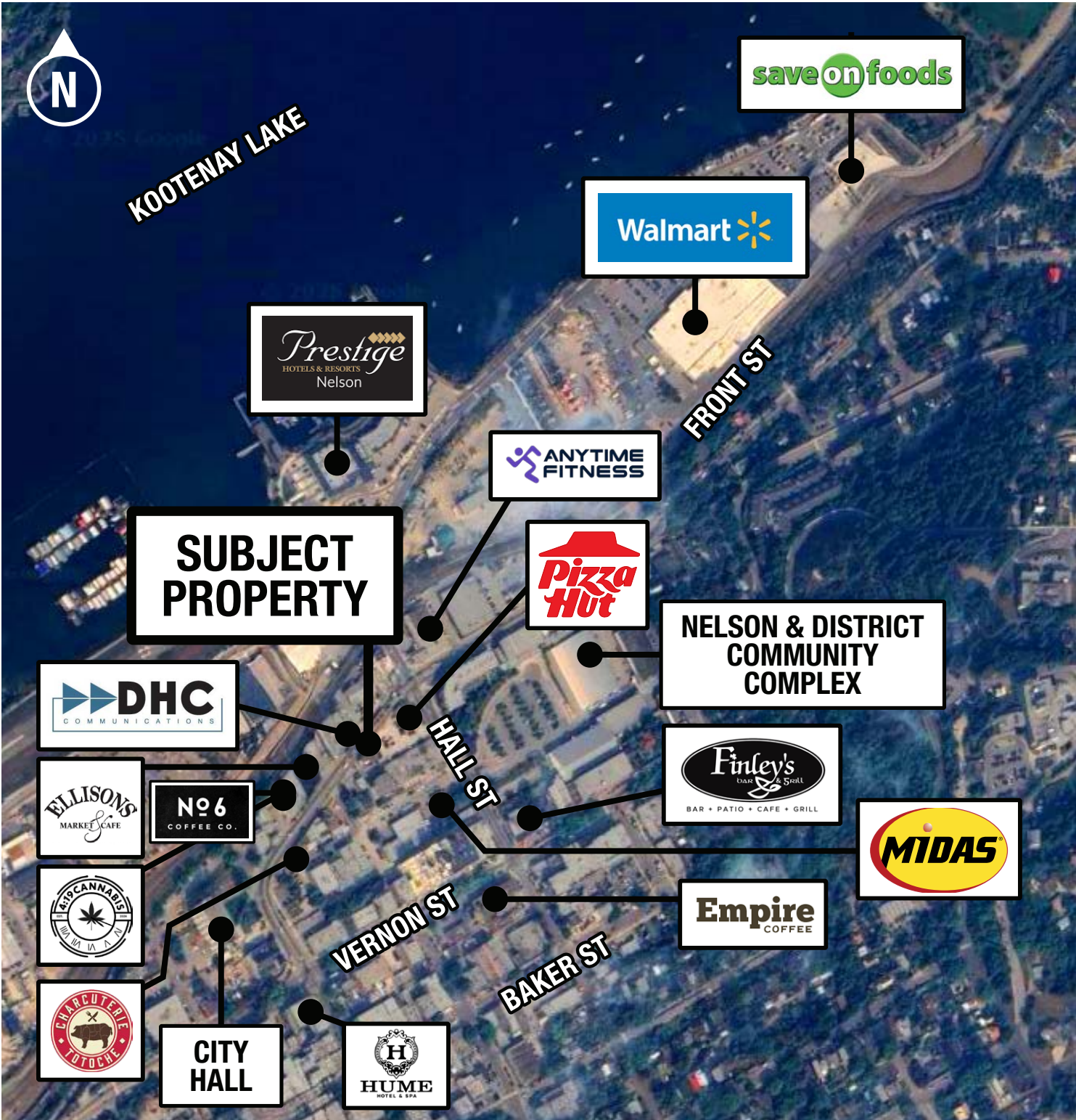
PROPERTY SUMMARY

FEATURE	DETAILS
Address	630 Front Street, Nelson BC
Unit size	1,350 SF
Dimensions	15 ft × 90 ft
Zoning	C1 – Core Commercial
Position	End / corner unit with frontage along Hall Street
Layout	Wide open space with high ceilings
Improvements	Completely rebuilt approximately three years ago
Systems and finishes	HVAC, hot water tank, electrical panel, plumbing, doors, bathroom and kitchen replaced in the rebuild
Lighting	LED throughout
Parking and loading	Access to ~32 stalls as part of the plaza; rear door to the back parking area for unloading
Triple Net (est.)	\$8.00 PSF
Base Rent	\$22.50 PSF
Availability	Immediate



LOCATION HIGHLIGHTS

- Prominent corner position at Front and Hall Streets
- Excellent exposure to busy Front Street with frontage along Hall Street
- Easy parking for customers and visitors
- Convenient rear unloading access from the back parking area
- Close to the Nelson and District Community Complex
- Within Nelson’s established downtown retail and service area



630 FRONT STREET, NELSON BC

PROPERTY PHOTOS



TRISTAN CHART - ROYAL LEPAGE KELOWNA COMMERCIAL





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