



**7559  
MAIN ST W**

Radium Hot Springs, BC

**FIXTURED PROFESSIONAL SPACE  
FOR SUBLEASE**

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# PROJECT SUMMARY

2,600 square foot commercial unit available for sublease in the heart of Radium Hot Springs. Located off Hwy 93 along the main retail run, this unit benefits from high visibility. Its central location & storefront parking makes it easily accessible to the community and visitors alike. The unit is equipment with nicely appointed improvements tailored for professional services and offices, making it move in ready.

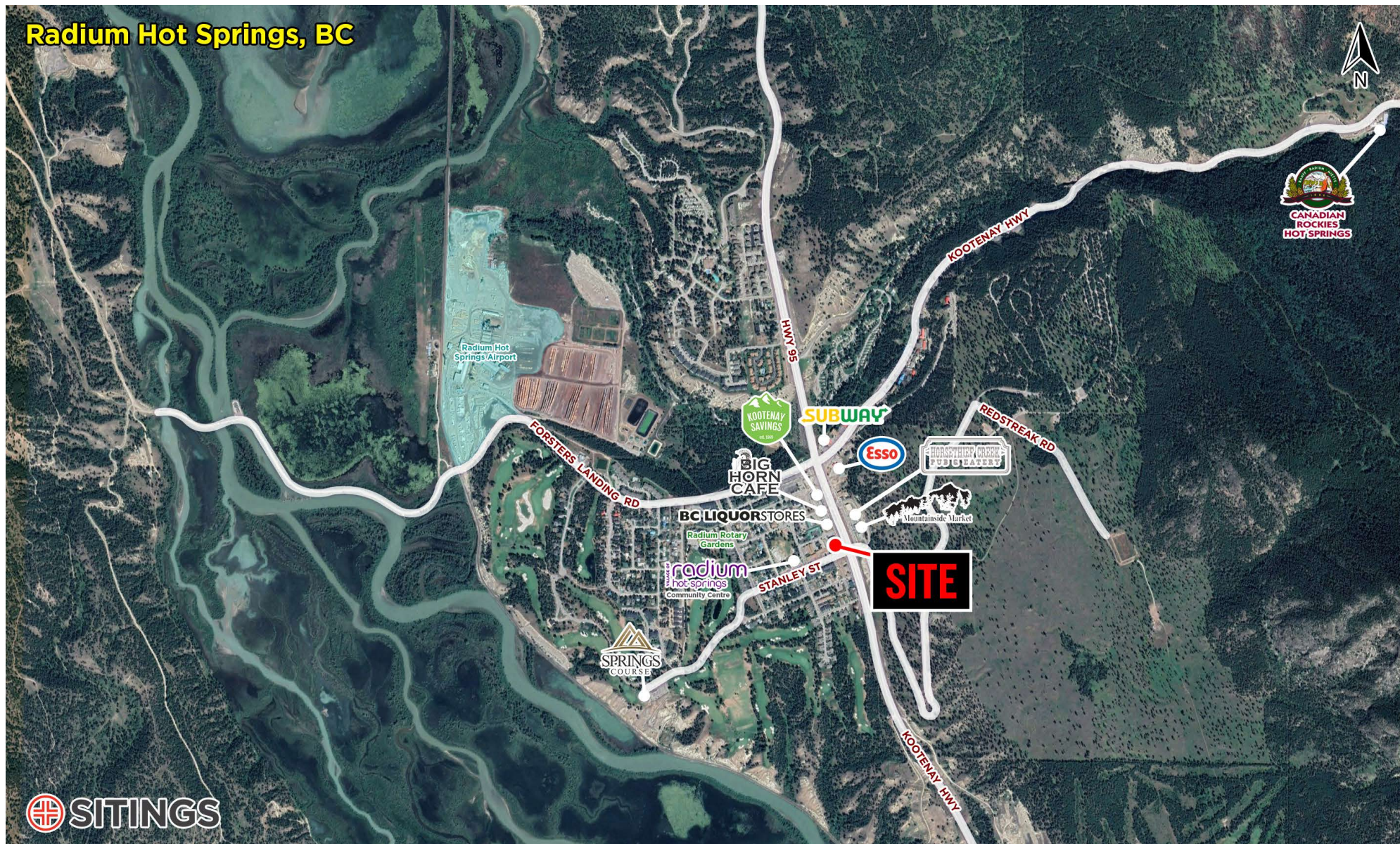


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# AERIAL MAP



## DETAILS

- ✚ Size: 2,600 SF
- ✚ Available Space for Sublease: Term until July 31, 2026 + 1x5 year option to renew
- ✚ Base Rent: \$2,666.67/month
- ✚ Fixtured for professional office
- ✚ Central location nearby to BC Liquor, Mountainside Market, Kootenay Savings
- ✚ Additional Rent: Tenant to pay utilities & proportionate share of CAM & Tax

## AREA TENANTS



## DEMOGRAPHICS

	CSD	30 MIN
2023 Population	809	8,602
2023 Median Age	52.8	48.3
2023 Daytime Population	1,150	7,848
2023 Average HH Income	\$110,450	\$105,820

## CONTACT

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# PHOTOS

