

**35 First Avenue South 41 - 41**  
**Williams Lake, BC V2G 1H4**



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**\$1,075**

**1,000 Sqft**

Address: 35 First Avenue South - #41 Date Available: November 1, 2025 Site: [www.selectrealestate.ca/property-management](https://www.selectrealestate.ca/property-management) Description This fully updated commercial space was originally set up for a tattoo studio, unfortunately due to personal circumstances the tenant was unable to open their doors, and now you have the opportunity to benefit from this amazing space! Fresh paint, lighting and amazing interior design. No upgrades required, just move in and open your doors! Unit has excellent heating and full AC Rent: Base Rent: \$1075.00 +GST Utilities: \$400.00 + GST (2025) adjusted annually based on % of building upkeep cost. Lease Details Lease duration: 1 Year Deposit: Months Rent. Pet Deposit: Months Rent. No Smoking Property Details Bed: 0 Bath: 1 SQFT: ~1000 Utilities Gas: 100% Tenant Hydro: 100% Tenant Internet/Cable: 100% Tenant Water, Sewer, Garbage: 100% Tenant Utility Type Heat Source: Gas Furnace Septic/Sewer: Sewer Water Source: City Tenant Responsible for Septic pumping: No



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