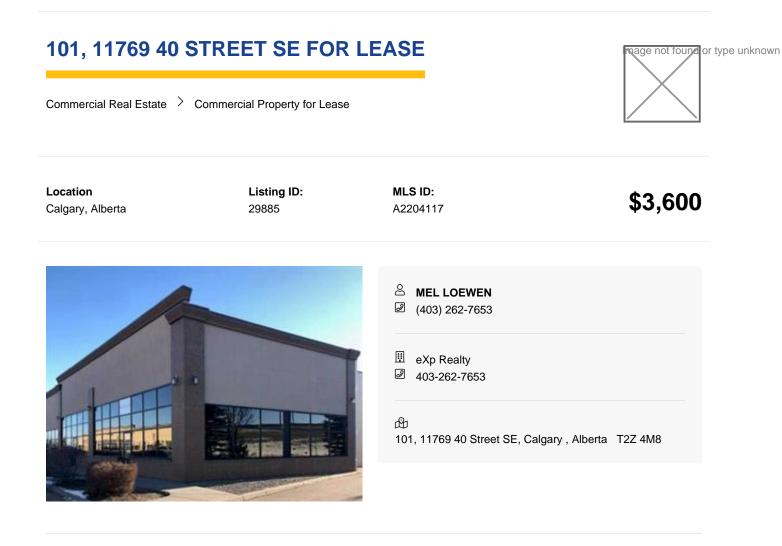


Generated: Apr 4, 2025, 13:37:02

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Transaction Type	Days On Market	Lease Amount
For Lease	14	3600.00
Lease Frequency	Lease Term	<b>Zoning</b>
Monthly	Other	DC
Subdivision East Shepard Industrial	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building,Retail,Sports and Recreation,Street Level Storefront,Warehouse	<b>Year Built</b> 2006
Structure Type Industrial	Property Type Commercial	Property Sub Type
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	Building Area (Sq. M.)
0610083	2400.00	222.97
Footprint (Sq. Ft.)	Parking	Electric
2400	4	200 Amp Service,Three Phase
Inclusions	Restrictions	<b>Reports</b>
N/A	Call Lister	Floor Plans

Now available for May 1st occupancy this 2,400 sq foot. end unit with corner glass windows giving west sunlight exposure to both offices. Located in the west end of the Southbend Centre Complex. With windows on the west side and the main front area. This glass light exposure makes this unit bright daylight for the offices and showroom area. 1,287 sq feet of front showroom display area with two large offices, kitchette area and the two piece bathroom. Back warehouse area of 1,051 sq ft with 17 ft hifgh ceiling, 12'Wx14'H overhead door plus man door. This unit has always been leased to dry type storage tenants, Lease Term availability is 5 year with renewable option(s). Triple Net rent with Base Rent at \$18 per sq ft at \$3,600 per month plus Operating Cost "OPC" at \$8.18 per sq ft at \$1,636 per month which include city property taxes, condo fees, exterior maintenance, mechanical maintenance, snow removal, structural insurance. Additional photos are available on request.

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