



OFFICE FOR LEASE

563 Selkirk Avenue
Winnipeg, MB

~Approximately 680 Sq. Ft. Main Floor

\$850.00 per month SEMI-GROSS,
Plus Goods and Services Tax (GST)

For more information:

Graeme T. Rowswell
President

G.T. Rowswell Realty Leasing Co.
Suite 300, 460 Main Street
Winnipeg, MB. R3B 1B6
(office) 204.957.1834
(mobile) 204.981-7455
(fax) 204.943.8696
rowswell@mts.com
www.rowswellrealty.com



LOCATION: 563 Selkirk Avenue

AREA: Approximately 680 square feet

ZONING: C2

LEASE TERM: 3 -5 Years

POSSESSION: Immediate

RENTAL: \$850.00 per month **SEMI-GROSS**
Plus **Good and Services Tax (GST)**

REQUIRED: **Three (3)** months base rent to be applied towards the first and last months rental plus one months damage deposit.

TENANT'S RESPONSIBILITIES:

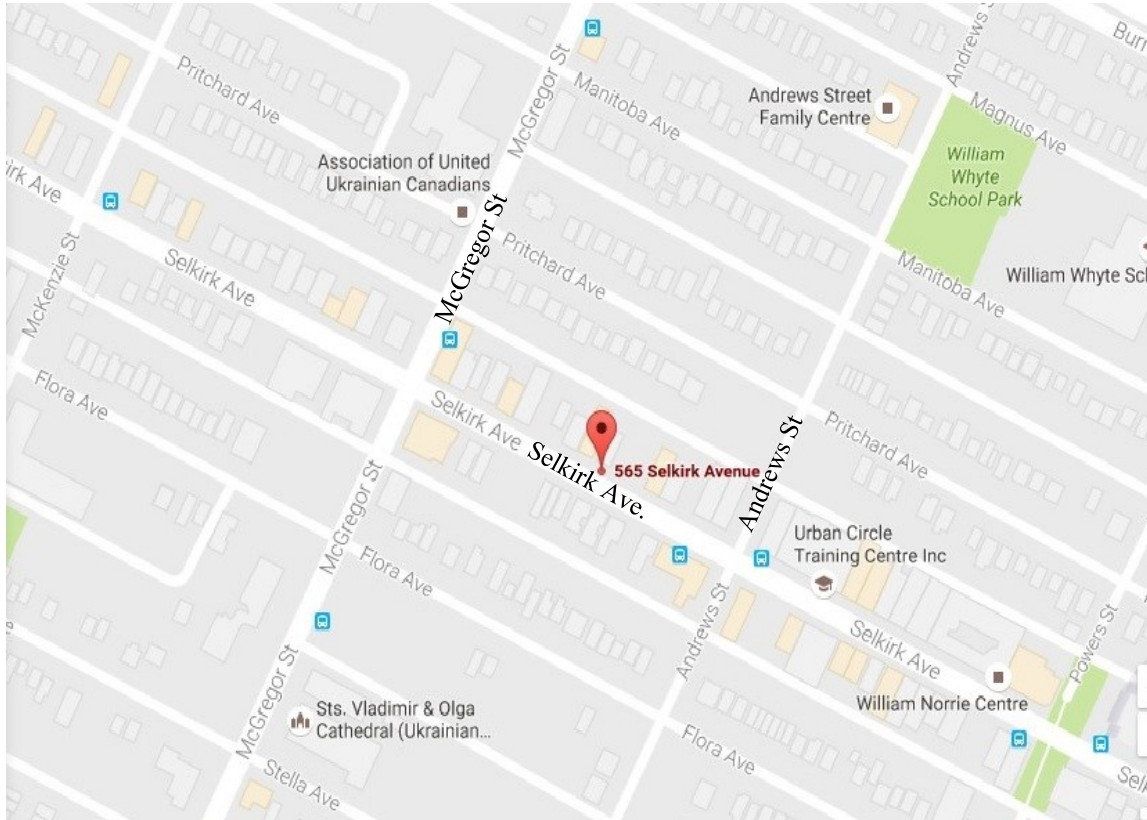
Rent.
Janitor service & waste disposal
Snow Removal & Ground Maintenance.
Taxes to the Base Year 2015.
Lighting replacement
Operations escalation costs over base year 2015
Management & Supervisory

LANDLORD'S RESPONSIBILITIES:

Hydro, Heat, Water.
Tax escalation costs over base year 2015
Building insurance & extended coverage.
Operations Escalation Costs to the Base Year 2015
Structural Repairs - roof deck, exterior walls
(excluding all glass), floor (excluding floor covering),
and building foundation.



563 Selkirk Avenue



FEATURES::

Open area with Show Windows with Shutters. Can be combined With space at 565 Selkirk Ave. Office retail with washroom. Parking: 1 at Rear.

The information contained herein has been derived from data supplied by the Owner, the municipality or city, and other such sources deemed to be reliable. However, G.T. Rowswell Realty Leasing Co., does not guarantee the adequacy or accuracy and assumes no responsibility for errors or omissions. You are relying on your own enquiries and inspection. The information has been received and is being provided in good faith. There is no warranty, either expressed or implied by the Owner or G.T. Rowswell Realty Leasing Co., in any regard whatsoever, including but not limited to any soil or subsurface conditions and the absence of all toxic materials including but not limited to UFFI and asbestos. Prospective buyers should consult their legal counsel, accountant or other advisors on matters related to the Property and this information. This submission is made subject to prior lease, sale, exchanges, change in price or terms, or withdrawal from sale without notice.