



## OFFICE FOR LEASE

565 Selkirk Avenue  
Winnipeg, MB

~Approximately **682 Sq. Ft.** Main Floor  
Plus approximately **1,000 Sq. Ft.**  
finished **basement.**

**\$950.00** per month SEMI-GROSS,  
Plus Goods and Services Tax (GST)

For more information:

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President

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**LOCATION:** 565 Selkirk Avenue

**AREA:** Approximately 682 square feet  
And basement of approximately 1,000Sq. Ft.

**ZONING:** C2

**LEASE TERM:** 3 -5 Years

**POSSESSION:** Immediate

**RENTAL:** \$950.00 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:**

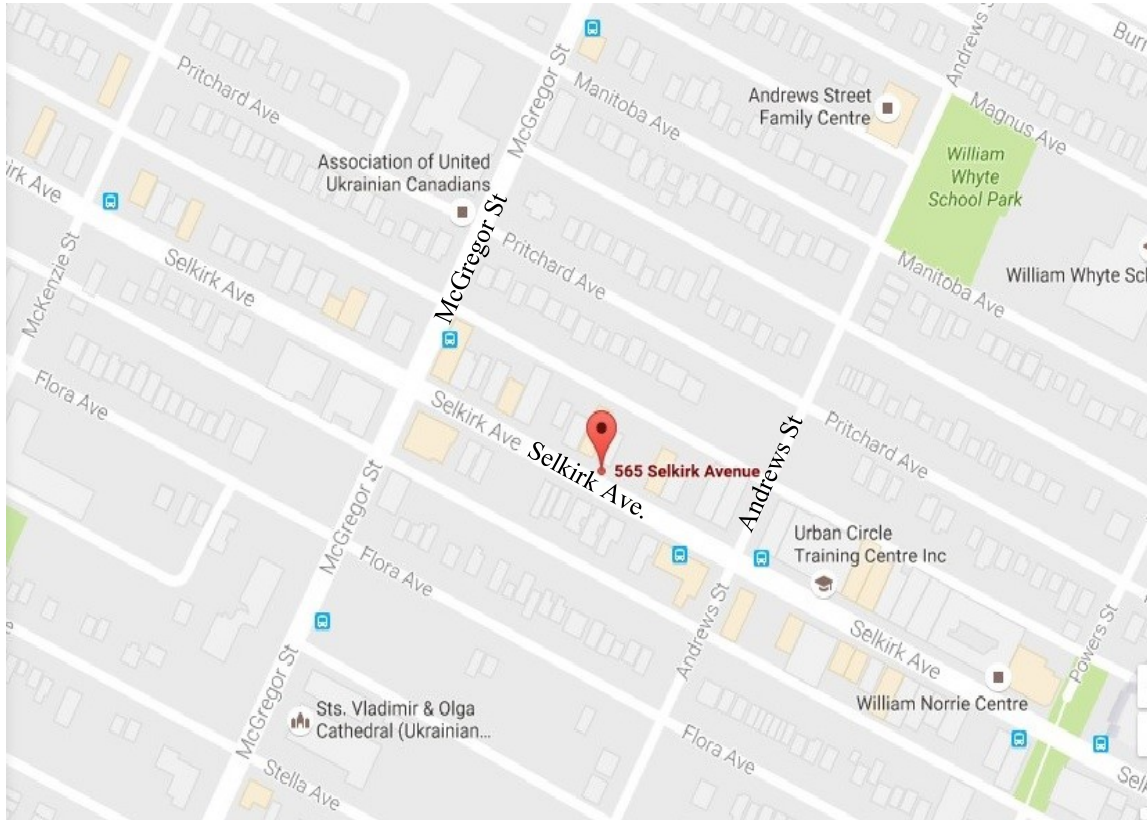
Rent.  
Janitor service & waste disposal  
Snow Removal & Ground Maintenance.  
Taxes to the Base Year 2015.  
Lighting replacement  
Operations escalation costs over base year 2015  
Management & Supervisory

**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.



## 565 Selkirk Avenue



### **FEATURES::**

Finished Air Conditioned Office with handicap washroom.  
Also includes basement area of approximately 1,000 Sq. Ft. with  
another finished washroom with shower.  
Parking: 1 at Rear.

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