



## 759 Wall Street FOR LEASE



**759 Wall Street**  
Winnipeg, MB

~Approximately **500 Sq. Ft.**

**\$800.00** per month Net  
(plus GST)

For more information contact:

Darin Richard  
Leasing and Sales Associate

G.T. Rowswell Realty Leasing Co.  
Suite 300, 460 Main Street  
Winnipeg, MB. R3B 1B6  
(office) 204.957.1834  
(mobile) 204.955.6781  
(fax) 204.943.8696  
darinrichard@me.net  
www.rowswellrealty.com



**LOCATION:** **759 Wall Street**

**AREA:** Approximately **500 sq. ft.**

**ZONING:** **M-1 Manufacturing—Light**

**TENANT'S RESPONSIBILITIES:** Rent. Hydro. Water. Heat.  
Janitor service & Waste disposal.  
Pro Rata Share of Grounds Maintenance & Snow Removal.  
Pro Rata Share of all Realty Taxes.  
Normal maintenance & repair Including Air Conditioning and Heating.  
Pro Rata Share of Insurance & Extended coverage.  
Management & Supervisory.  
Lighting replacement.  
Management & Supervisory Fee.

**LANDLORD'S RESPONSIBILITIES:** **Structural Repairs** - roof deck, exterior walls (excluding all glass), floor (excluding floor covering), and building foundation.

**LEASE TERM:** **3-5 YEARS**

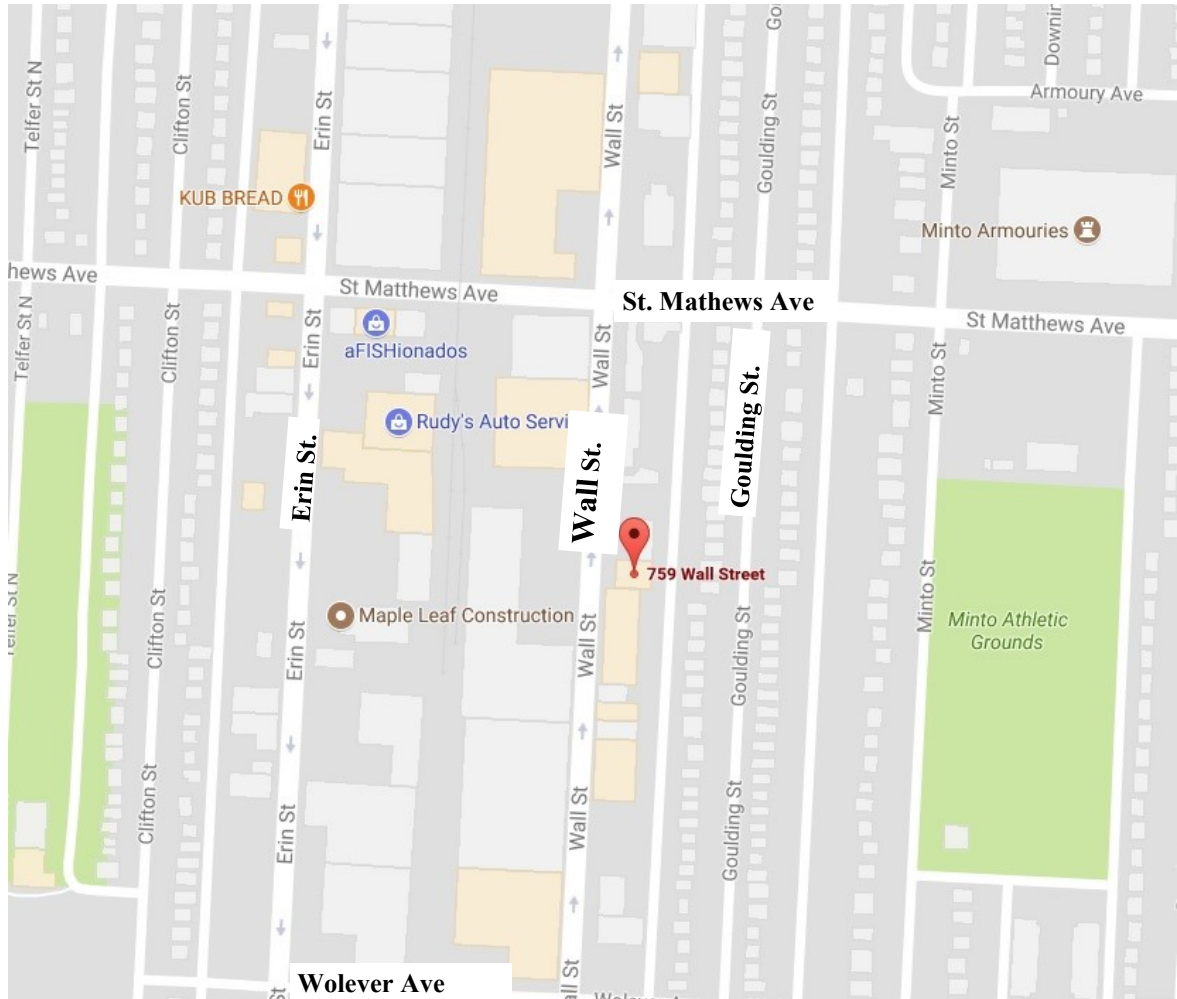
**POSSESSION:** **TBD**

**RENTAL:** **\$ 800.00 per month NET, plus GST**

**ADDITIONAL RENT:** **\$200.00 ( Gas, Electricity, Property Tax) Per month plus GST**



## 759 Wall Street FOR LEASE



### FEATURES:

- ⌘ **Retail/Office/training space. Ideal for a small business.**
- ⌘ **High traffic/great exposure.**
- ⌘ **Located just a few blocks north of Portage Ave.**
- ⌘ **Move-in ready.**

CTC 05/Dec16

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.