



FOR LEASE

**420 CORYDON AVE.
MASONIC MEMORIAL TEMPLE INC.
Winnipeg, MB**

**Lower Level Room
~Approximately 2,130 Sq. Ft.**

**\$17.50 / Sq. Ft. per annum Semi-Gross
Or \$3,106.25 / Mnth
Plus Goods and Services Tax (GST)**

For more information:

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President

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420 Corydon Ave. for Lease

LOCATION: 420 CORYDON – MASONIC MEMORIAL TEMPLE INC.

AREA: Lower Level Room Approximately **2,130 sq. ft.**

ZONING: Commercial

TENANT'S RESPONSIBILITIES: Rent.
Janitor service & waste disposal
Tax escalation costs over base year **2018**
Operations escalation costs over base year **2018**
Lighting replacement

LANDLORD'S RESPONSIBILITIES: Hydro, Heat, Water.
Taxes to the Base Year **2018**
Operations Escalation Costs to the Base Year **2018**
Snow Removal & Grounds Maintenance.
Normal maintenance and repair, including replacement, including air conditioning and including heating.
Structural Repairs - roof deck, exterior walls (excluding all glass), floor (excluding floor covering), and building foundation.
Building insurance & extended coverage.

LEASE TERM: 1 – 3 Years

POSSESSION: Arranged

RENTAL: **\$17.50** per sq. ft. per annum SEMI-GROSS
or **\$3,106.25** per month, plus **GST**



420 Corydon Ave. for Lease

Hall



Kitchen



Kitchen





420 Corydon Ave. for Lease

Bar



Fridge



Washroom





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PARKING: To be determined

G.T. Rowsell Realty Leasing Co.