



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:

Graeme T. Rowswell President

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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

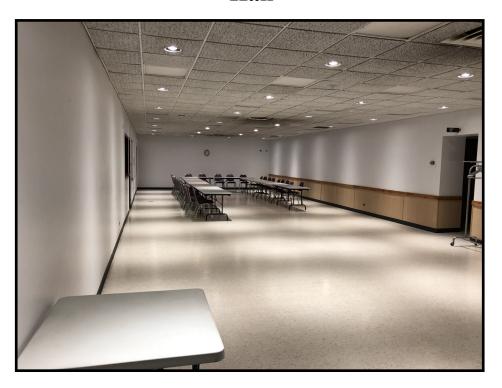
POSSESSION: Arranged

RENTAL: \$17.50 per sq. ft. per annum SEMI-GROSS

or \$3,106.25 per month, plus GST



Hall



Kitchen Kitchen









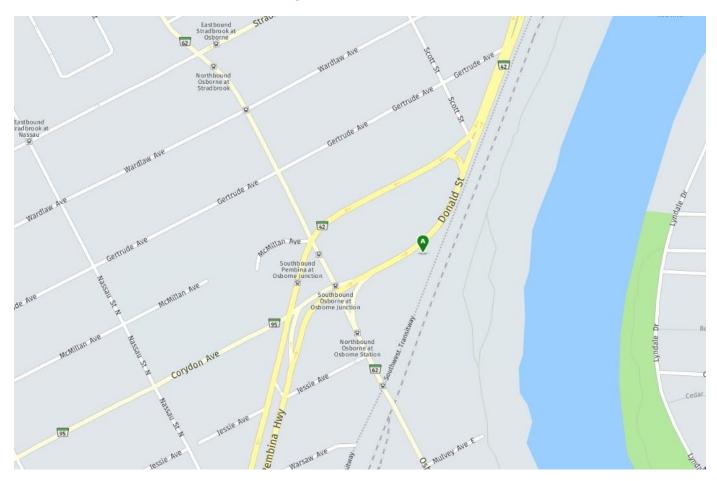
Fridge Washroom











FEATURES: Assembly hall with appropriate washrooms and kitchen

PARKING: To be determined

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