



286 STRADBROOK AVE. FOR LEASE

286 Stradbrook Ave.
Winnipeg, MB

~Approximately 1,168 sq. ft.

\$1,557.33 per month
(plus Goods & Services Taxes (GST))

For more information:

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President

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FOR LEASE

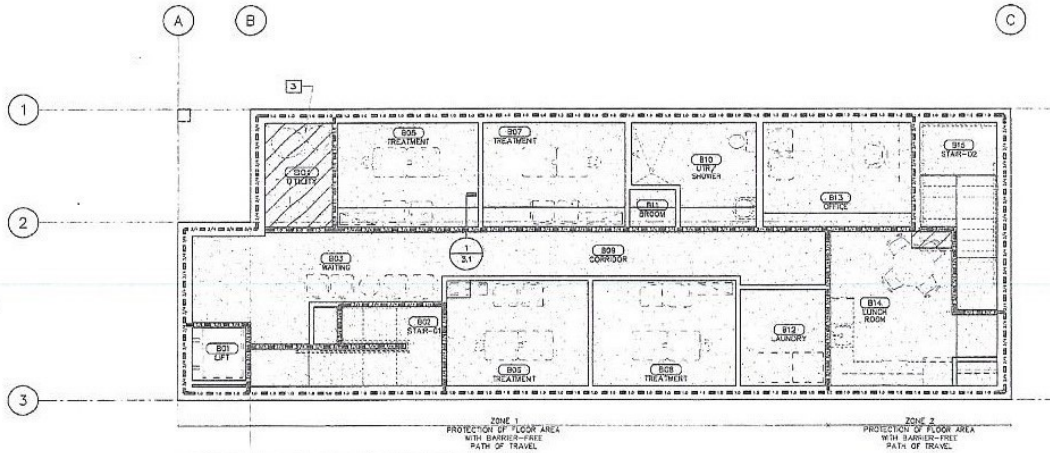
- LOCATION:** 286 Stradbrook
- AREA:** Approximately 1,168 square feet
- TENANT'S RESPONSIBILITIES:** Rent. Hydro. Heat. Water.
Janitor service & waste disposal.
Grounds maintenance & snow removal.
Pro Rata share of realty taxes.
Normal maintenance & repair (incl HVAC).
Pro Rata share of Building insurance & ext. coverage
Lighting replacement.
Management & Supervisory Fee.
- LANDLORD'S RESPONSIBILITIES:** **Structural Repairs** - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
- RENTAL:** \$16.00 per sq. ft. per annum net or **\$1,557.33** per month, plus **Goods and Services Tax (GST)**.
- REQUIRED DEPOSIT:** 3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
- LEASE TERM:** 5 Years
- POSSESSION:** Immediate
- PARKING:** Scramble at rear
- FEATURES:** New open office area to be developed. Realty Tax \$500 per month, share of building insurance \$61.25 per month. Tenant improvement allowance to be negotiated.



FOR LEASE

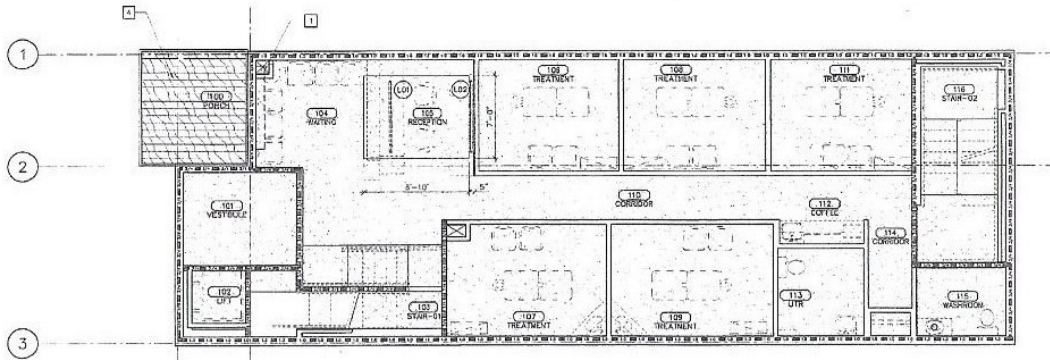


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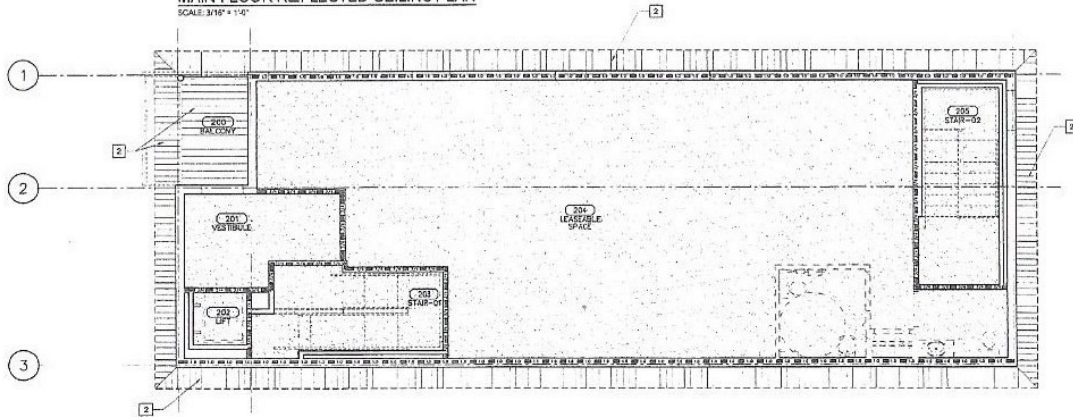
BASEMENT REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"



MAIN FLOOR REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 3/16" = 1'-0"



286 Stradbrook Avenue



FEATURES:

- New open office area to be developed.
- Realty Tax \$500 per month.
- Share of building insurance \$61.25 per month.
- Tenant improvement allowance to be negotiated .

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