



## FOR LEASE

219 Marion Street  
Winnipeg, MB

~500 Sq. Ft.

C2 Zoning

\$1,100.00 per month Semi-Gross  
(plus applicable taxes)

For more information contact:

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## 219 Marion Street For Lease

LOCATION:	219 Marion Street
AREA:	Approximately 500 sq. ft.
ZONING:	C2
TENANT'S RESPONSIBILITIES:	Rent. Janitor service & waste disposal Tax escalation costs over base year 2021 Operations Escalation costs over base year 2021 Normal maintenance and repair Lighting replacement Business Contents & Tenant's legal liability insurance Management & Supervisory Fee
LANDLORD'S RESPONSIBILITIES:	Heat. Water. Hydro. Tax escalation costs to base year 2021 Operations escalation costs to base year 2021 Building insurance & extended coverage. Structural Repairs - roof deck, exterior walls (excluding all glass), floor (excluding floor covering), and building foundation.
LEASE TERM:	3 - 5 Years
POSSESSION:	April 1, 2022
RENTAL:	\$1,100.00 per month    semi-gross, plus GST
REQUIRED DEPOSIT:	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
PARKING:	One Stall.
FEATURES:	Extremely busy store front retail opportunity. Private Entrance





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CTC 29JMar.19

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