



FOR LEASE

Unit 202 - 460 Main Street

Winnipeg, MB

~1,069 Sq. Ft.

C Zoning

\$1,247.17 per month net

(plus applicable taxes)



For more information contact:

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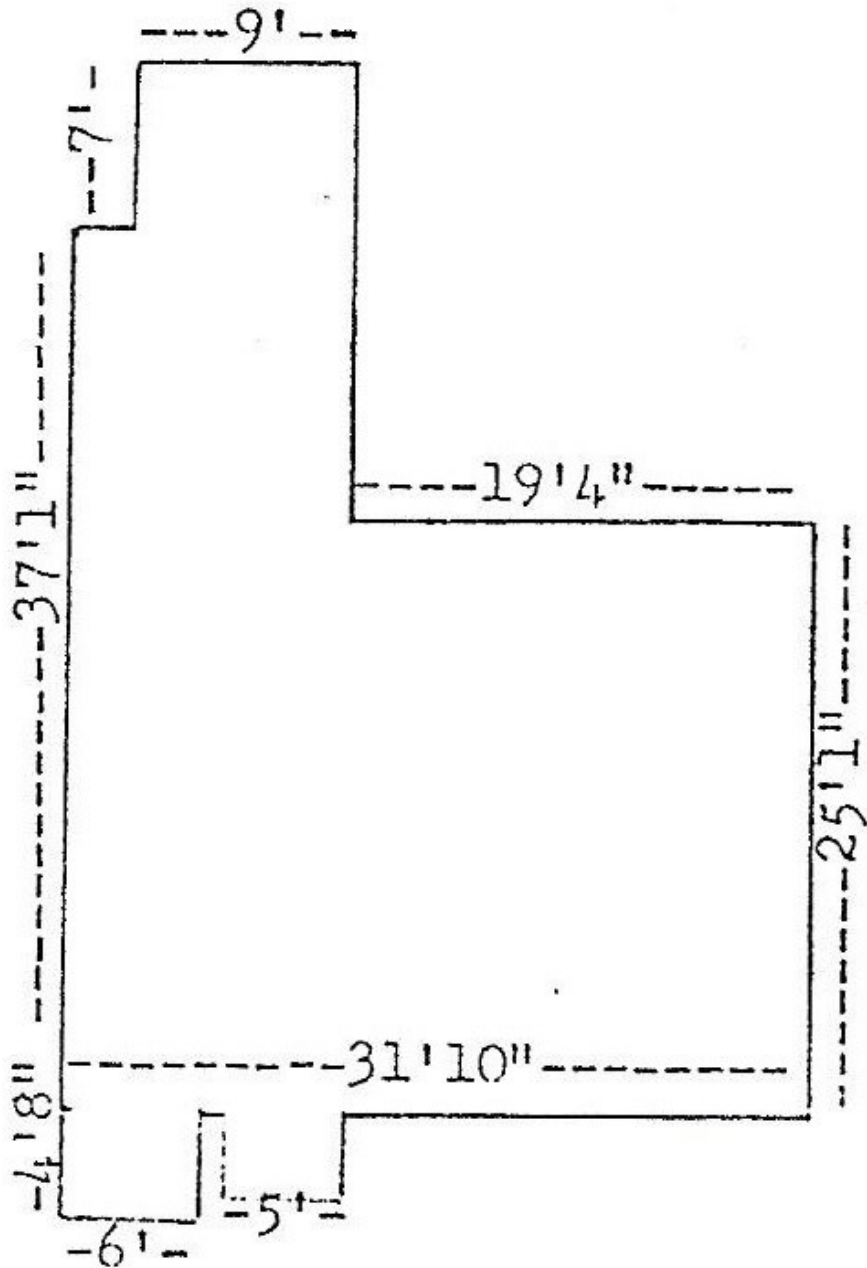


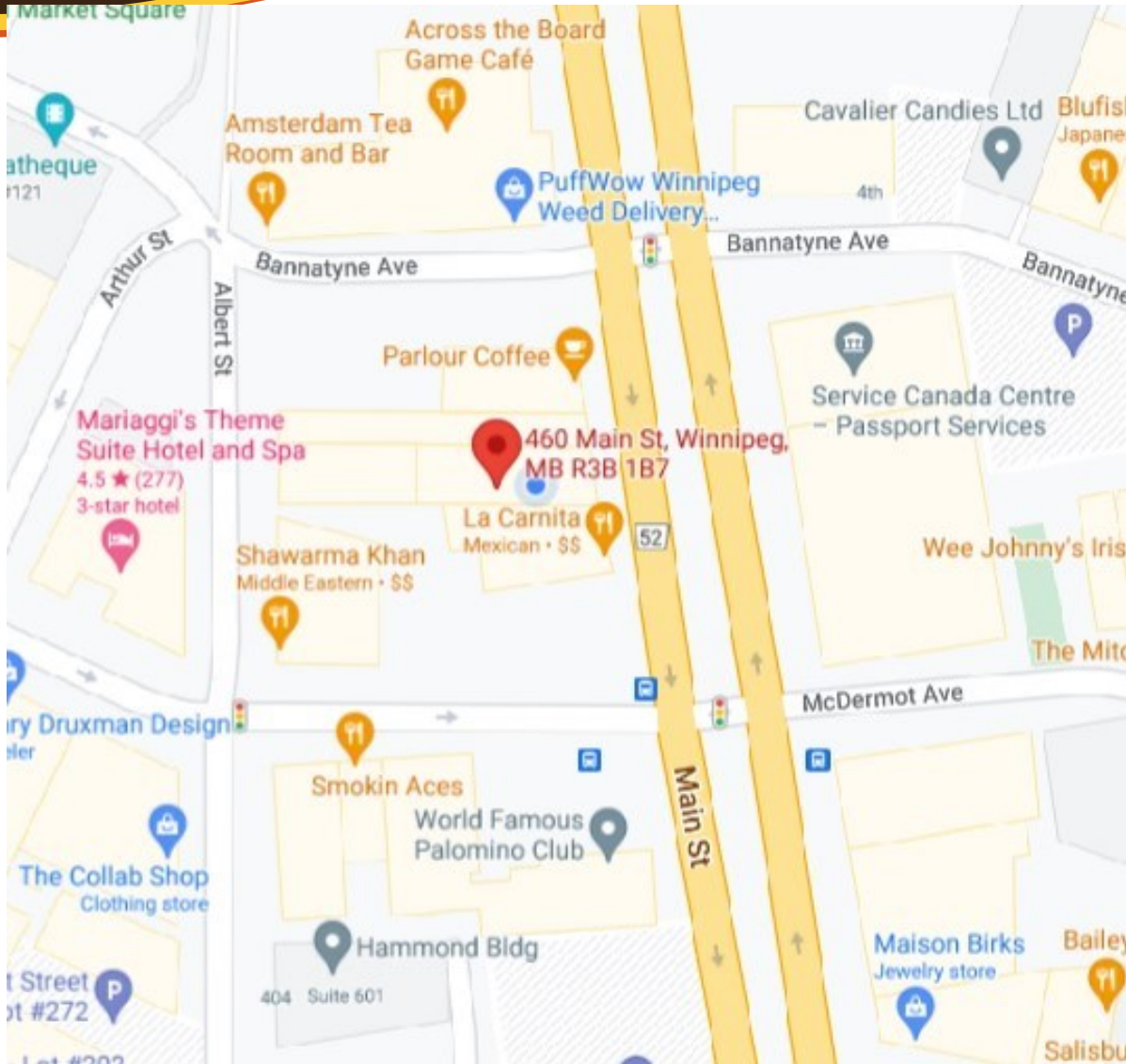


202 - 460 Main Street For Lease

- LOCATION:** 202 – 460 Main Street
- AREA:** Approximately 1,069 square feet
- TENANT'S RESPONSIBILITIES:** Rent. Hydro. Heat.
Janitor service & waste disposal.
Pro rata share of grounds maintenance & snow removal.
Pro-rata share of all realty taxes.
Normal maintenance & repair.
Pro-rata share of Building insurance & extended coverage
Lighting replacement.
Management & Supervisory Fee.
- LANDLORD'S RESPONSIBILITIES:** **Structural Repairs** - roof deck, exterior walls (excluding glass) floor (excluding floor covering), water and building foundation.
- RENTAL:** \$14.00 per sq. ft. per annum net or \$1,247.17 per month net, 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:** To Be Arranged
- POSSESSION:** Arranged
- ZONING:** C – Character
- FEATURES:** Beautiful open space with private office, lots of natural light. Common Area Cost estimated at \$2.00 per sq. ft. per annum based on 2021 costs or \$178.17 per month
- PARKING:** Street







FEATURES:

Beautiful open space with private office, lots of natural light.
Common Area Cost estimated at \$2.00 per sq. ft. per annum based on
2021 costs or \$178.17 per month

CTC 29JMar.19

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