



## FOR LEASE

Unit 302 - 460 Main Street

Winnipeg, MB

~700 Sq. Ft.

C Zoning

\$933.33 per month gross

(plus applicable taxes)



For more information contact:

Darin Richard

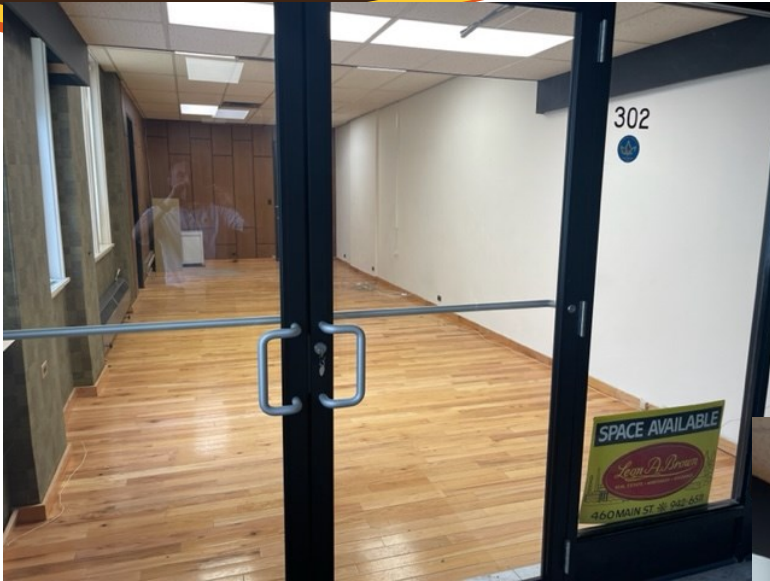
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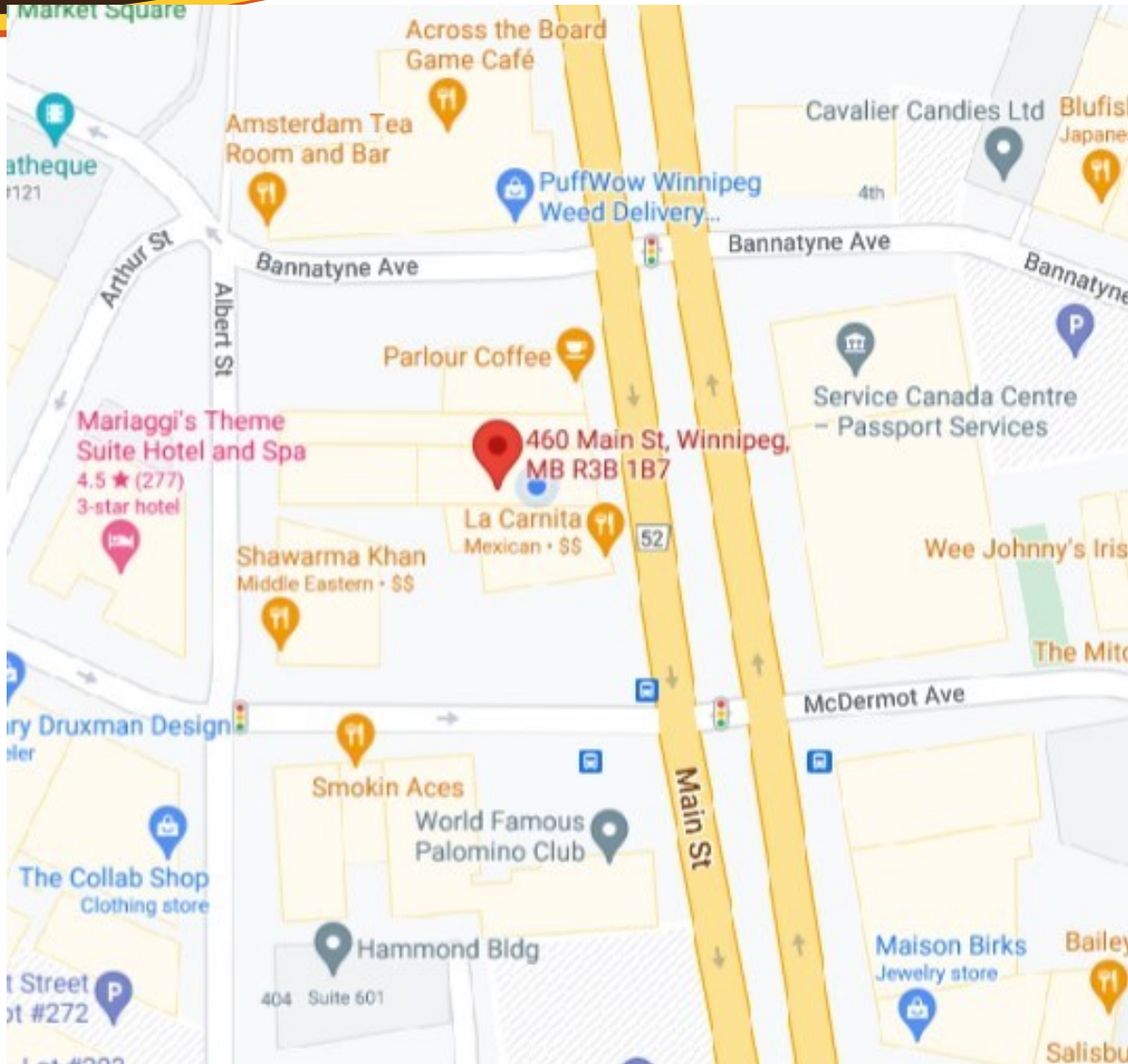




## 302 - 460 Main Street For Lease

- LOCATION:** 302 – 460 Main Street
- AREA:** Approximately 700 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:** \$16.00 per sq. ft. per annum gross or \$933.33 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:** To Be Arranged
- POSSESSION:** Arranged
- ZONING:** C – Character
- FEATURES:** Beautiful open space with private office, lots of natural light.
- PARKING:** Street





## FEATURES:

Beautiful open space with private office, lots of natural light

CTC 29JMar.19

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