



FOR LEASE

300 - 200 Goulet Street
Winnipeg, MB

~2,655 Sq. Ft.

C2 Zoning

\$3,816 per month net
(plus applicable taxes)

For more information contact:

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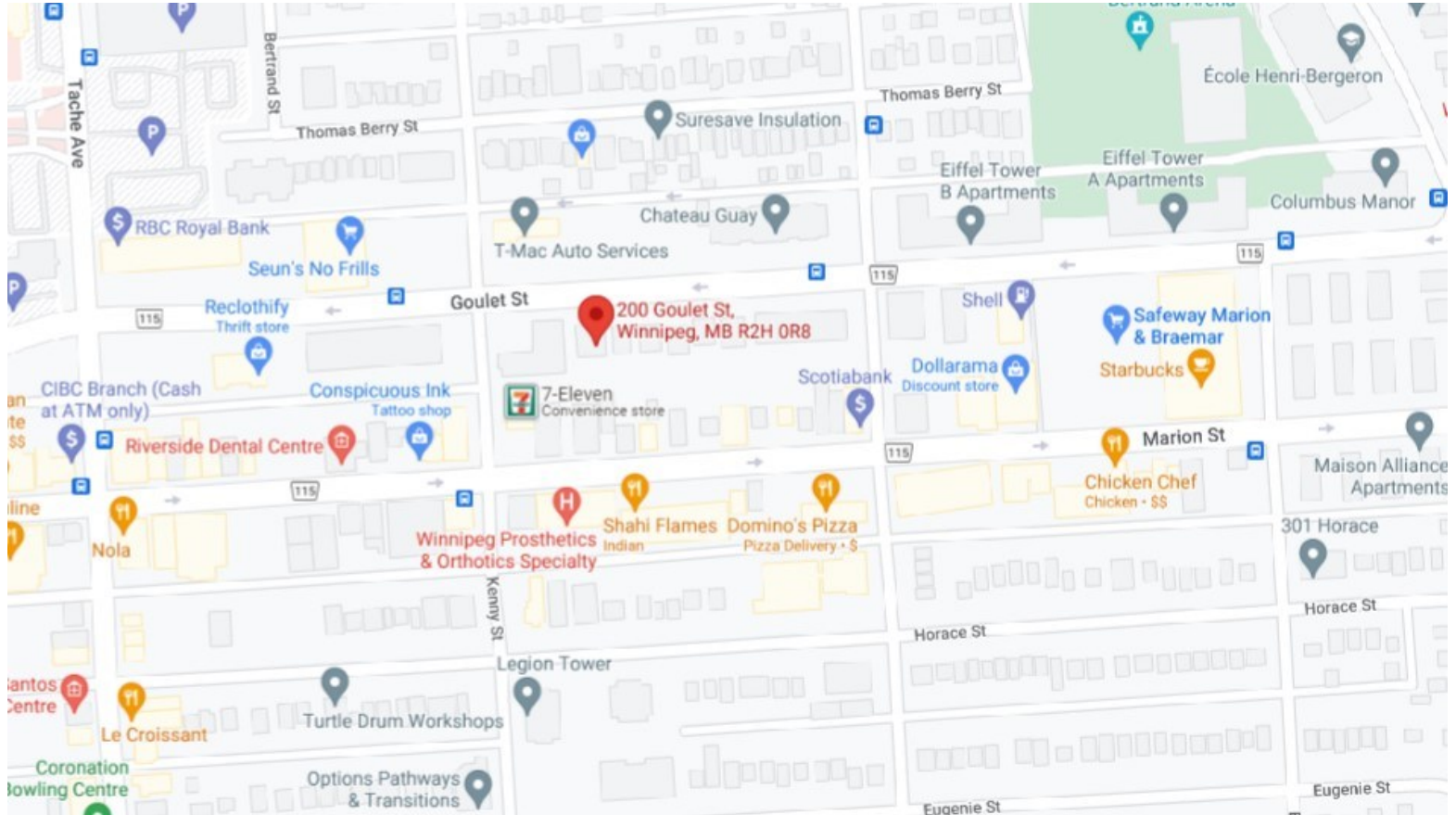


300 - 200 Goulet for Lease

- LOCATION:** 300 – 200 Goulet Street
- AREA:** Approximately 2,655 square feet
- TENANT'S RESPONSIBILITIES:** Rent.
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), and building foundation, Water, Hydro, Heat.
- RENTAL:** \$16.00 per sq. ft. per annum net or \$3,540.00 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:** 5 Years
- POSSESSION:** Arranged
- ZONING:** C2
- FEATURES:** Modern Office with lots of natural light. Up to Eight (8) Office/ Treatment Rooms. Common Area Cost estimated at \$8.00 per sq. ft. per annum based on 2021 costs or \$3,113.33 per month
- PARKING:** 1 Space, plenty of street parking







FEATURES:

Modern Office with lots of natural light.
Up to Eight (8) Office/Treatment Rooms.
Common Area Cost estimated at \$8.00 per sq. ft. per annum
based on 2021 costs or \$3,113.33 per month

CTC 29JMar.19

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