



## FOR LEASE

Unit 1—232 HENDERSON HWY. MAIN FLOOR FRONT  
Winnipeg, MB

~Approximately 1,060 Sq. Ft.

C2 Zoning

**\$14.00** per sq. ft. per annum Net or  
**\$1,236.67** per month Net,  
Plus Goods and Services Tax (GST)

For more information:

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## FOR LEASE: 1 - 232 HENDERSON HIGHWAY

<b>LOCATION:</b>	<b>UNIT 1 - 232 HENDERSON HWY. MAIN FLOOR FRONT</b>
<b>AREA:</b>	<b>Approximately 1,060 square feet</b>
<b>ZONING:</b>	<b>C2</b>
<b>LEASE TERM:</b>	<b>5 Years</b>
<b>POSSESSION:</b>	<b>Immediate</b>
<b>RENTAL:</b>	<b>\$14.00</b> per sq. ft. per annum net or <b>\$1,236.67</b> per month net, plus <b><i>Goods and Services Tax (GST)</i></b> .
<b>REQUIRED DEPOSIT:</b>	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
<b>ADDITIONAL COSTS:</b>	Estimated at <b>\$7.55</b> per sq. ft. or <b>\$666.91</b> per month. Utilities included in overhead costs as these are pro-rated at 36% of main floor costs, all bases on 2022 Costs and 2022 Taxes. Total effective monthly rent including utilities <b>\$1,998.76 per month</b>
<b>TENANT'S RESPONSIBILITIES:</b>	Rent. Hydro. Heat. Water. 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.
<b>LANDLORD'S RESPONSIBILITIES:</b>	<b>Structural Repairs</b> - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
<b>PARKING:</b>	One at rear off lane.



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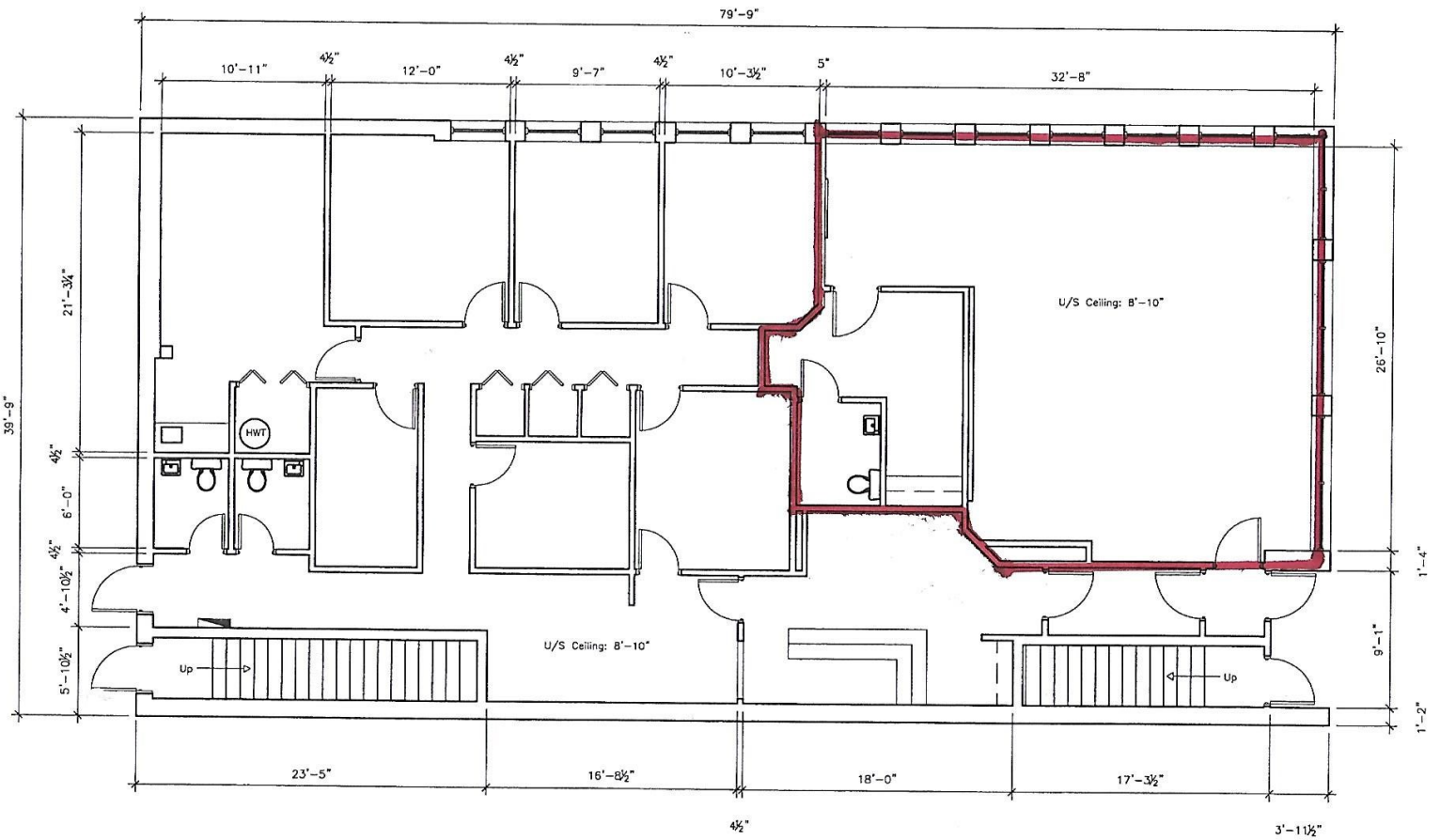


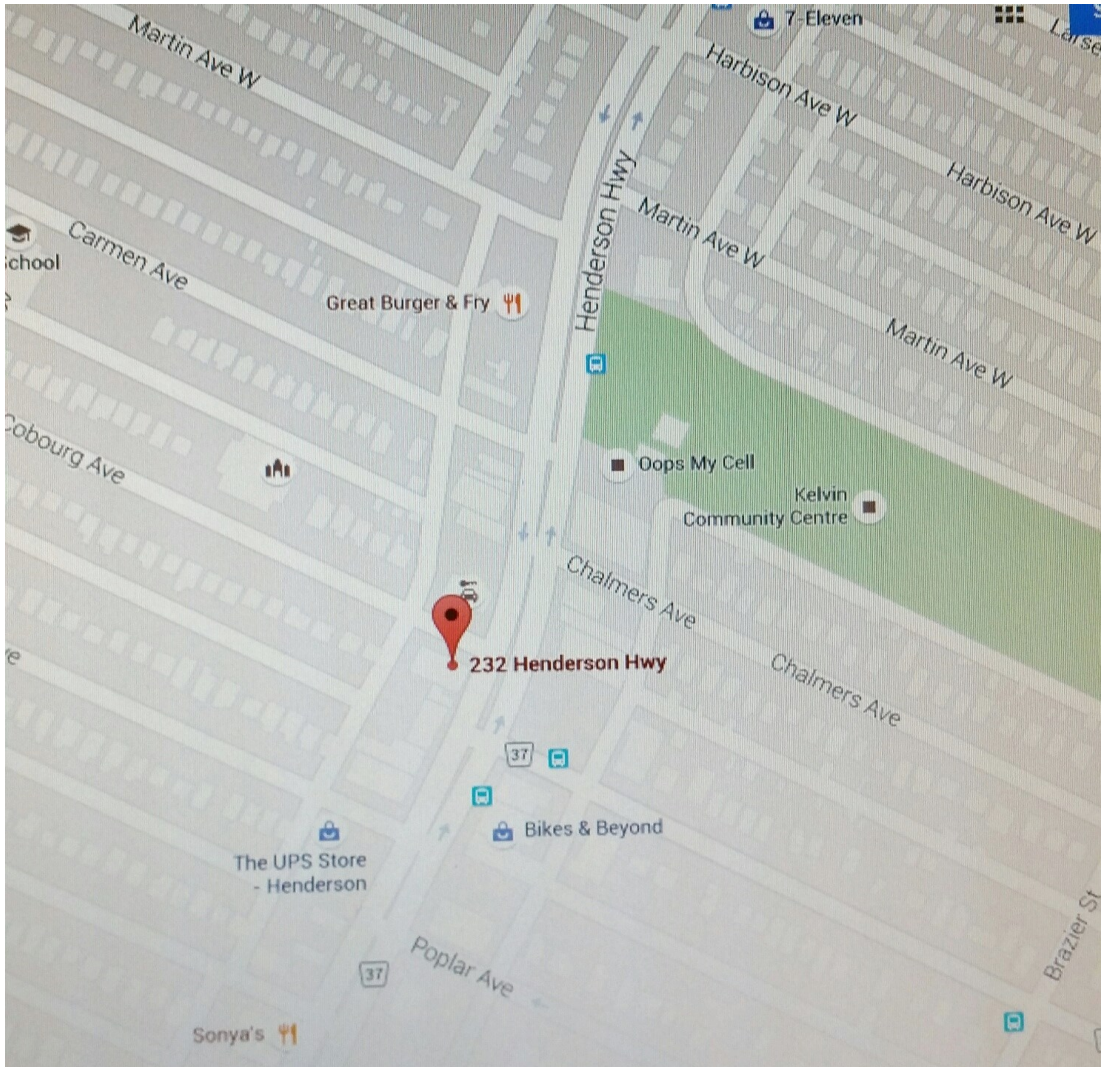
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## Unit 1 - 232 Henderson - Floor Plan





## FEATURES:

Former H&R Block location 1,060 sq. ft. on front corner of premises. Comprising of bright open area with lots of ventilation, storage and washroom. Great sign privileges and parking. Reasonable rental.

The information contained herein has been derived from data supplied by the Owner, the municipality or city, and other such sources deemed to be reliable. However, G.T. Rowswell Realty Leasing Co., does not guarantee the adequacy or accuracy and assumes no responsibility for errors or omissions. You are relying on your own enquiries and inspection. The information has been received and is being provided in good faith. There is no warranty, either expressed or implied by the Owner or G.T. Rowswell Realty Leasing Co., in any regard whatsoever, including but not limited to any soil or subsurface conditions and the absence of all toxic materials including but not limited to UFFI and asbestos. Prospective buyers should consult their legal counsel, accountant or other advisors on matters related to the Property and this information. This submission is made subject to prior lease, sale, exchanges, change in price or terms, or withdrawal from sale without notice.