



FOR LEASE

260 Tache Avenue
Winnipeg, MB

~1,200 Sq. Ft.

C2 Zoning

\$1,900.00 per month net
(plus applicable taxes)

For more information contact:

Darin Richard

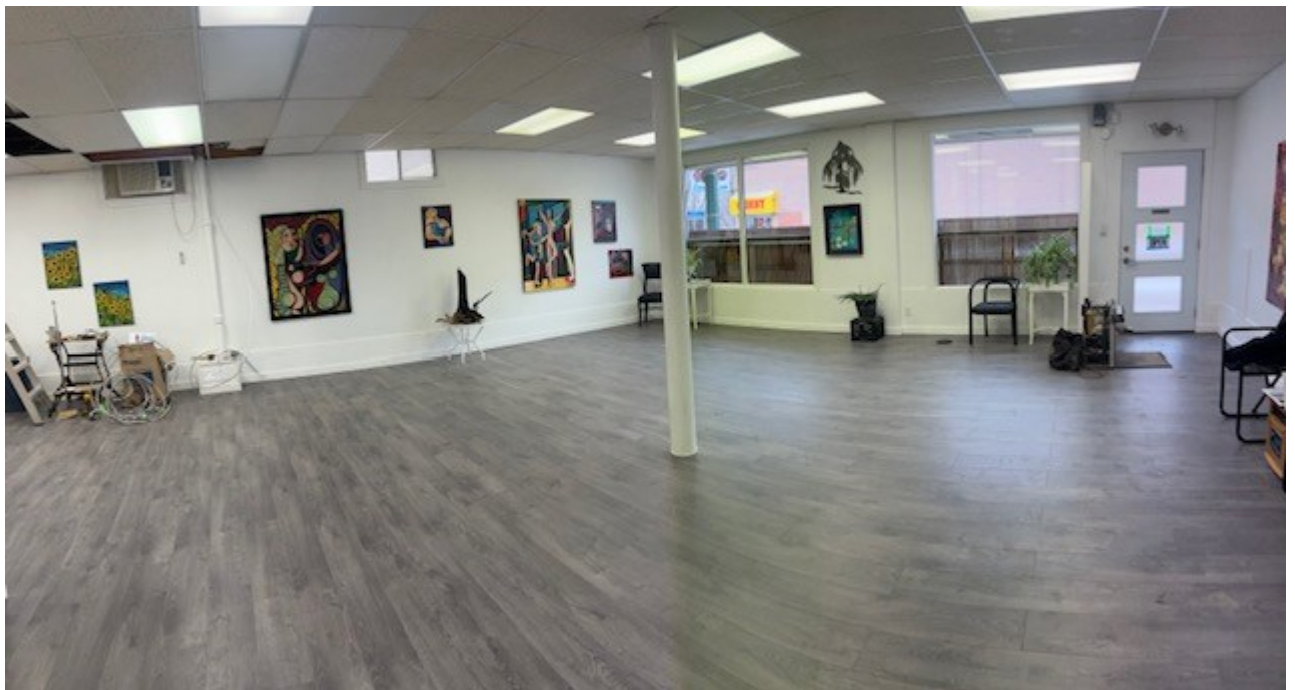
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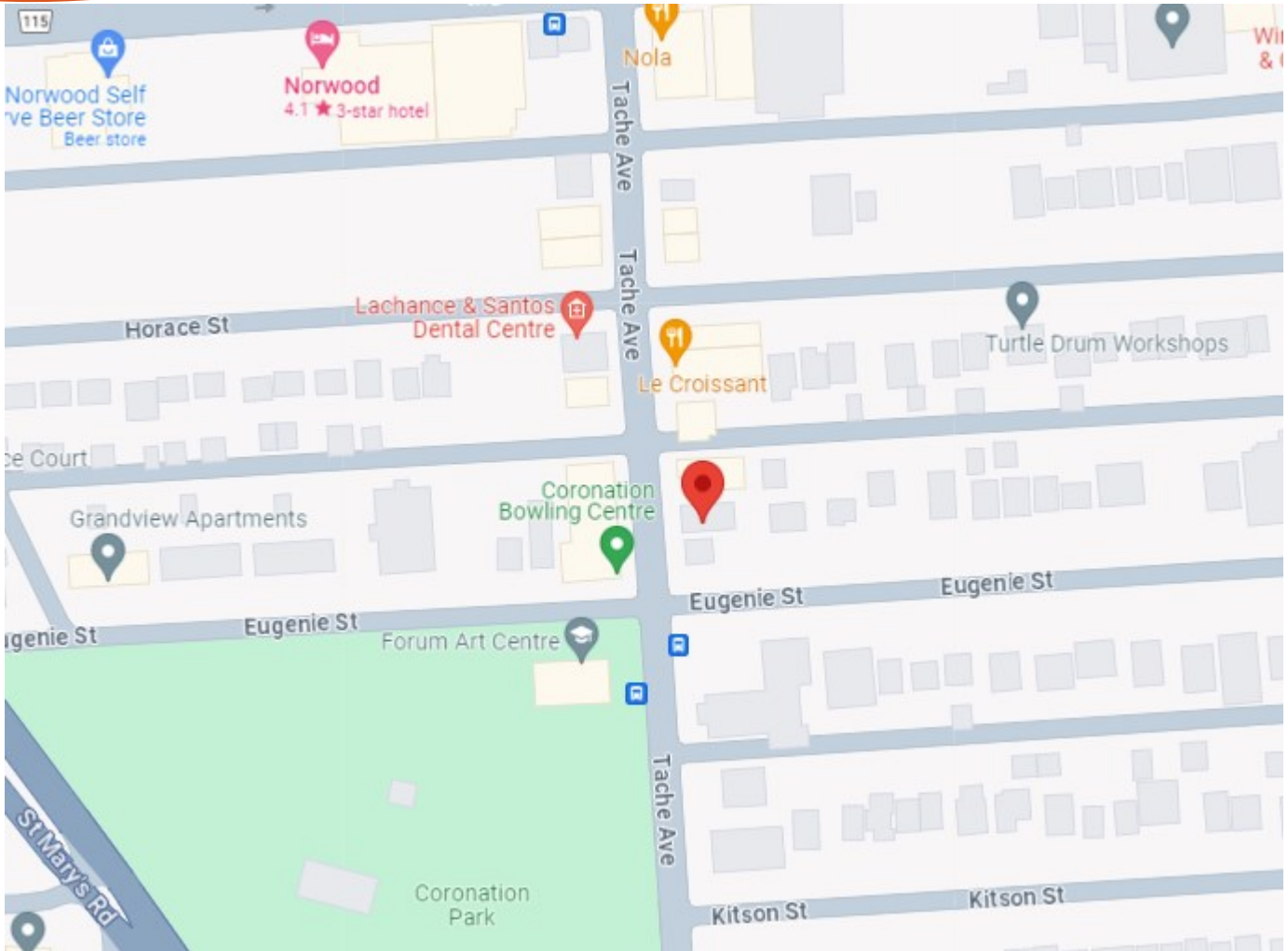


For Lease: 260 Tache Avenue

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|------------------------------|--|
| LOCATION: | 260 Tache Avenue |
| AREA: | Approximately 1,200 square feet |
| TENANT'S RESPONSIBILITIES: | Rent. Hydro. 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. |
| LANDLORD'S RESPONSIBILITIES: | Structural Repairs - roof deck, exterior walls (excluding glass), floor (excluding floor covering), building foundation. |
| RENTAL: | \$19.00 per sq. ft. per annum net or \$1,900.00 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: | 3 - 5 Years |
| POSSESSION: | Arranged |
| ZONING: | C1 |
| FEATURES: | Great street exposure in the heart of St. Boniface. Beautifully renovated. Open to a variety of uses under C1 zoning. CAM approx. \$8.00 per sq. ft. or \$1,266.67 per month. Water and Gas included in CAM costs. |
| PARKING: | 3 electrified stalls |







FEATURES:

Great street exposure in the heart of St. Boniface.
Beautifully renovated. Open to a variety of uses under
C1 zoning. CAM approx. \$8.00 per sq. ft. or \$1,266.67 per month.
Water and Gas included in CAM costs.

CTC 29JMar.19

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