



## FOR LEASE

283 Tache Avenue  
Winnipeg, MB

~Approximately 2,078 Sq. Ft.

C1 Zoning

**\$22.00** per sq. ft. per annum semi-gross or  
**\$3,809.67** per month semi-gross,  
Plus Goods and Services Tax (GST)

For more information:

Graeme T. Rowswell  
President

G.T. Rowswell Realty Leasing Co.  
Suite 300, 460 Main Street  
Winnipeg, MB. R3B 1B6  
(office) 204.957.1834  
(mobile) 204.981.7455  
(fax) 204.943.8696  
rowswell@mymts.net  
www.rowswellrealty.com

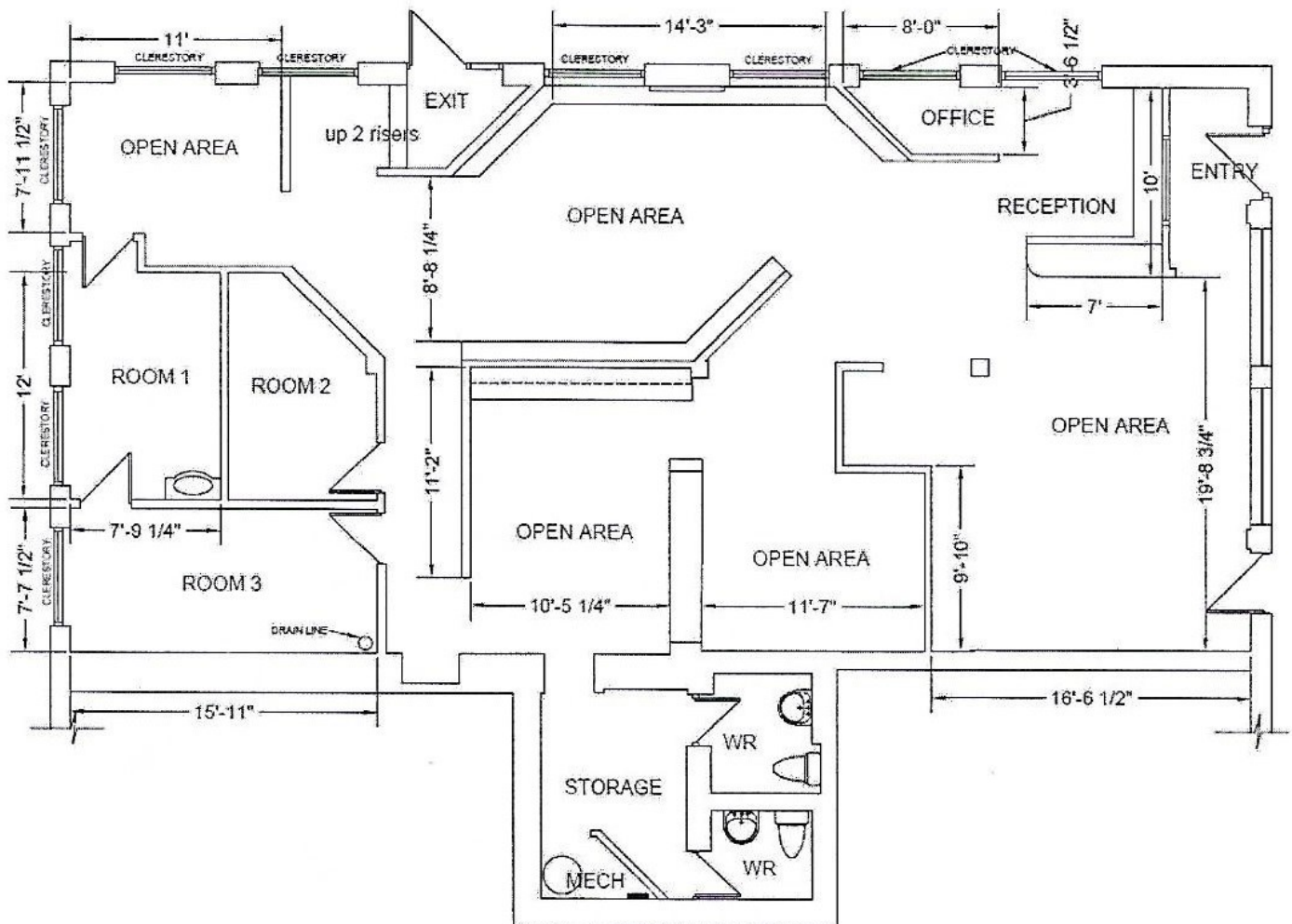




<b>LOCATION:</b>	<b>283 Tache Avenue</b>
<b>AREA:</b>	Approximately <b>2,078 sq. ft.</b>
<b>ZONING:</b>	<b>C1</b>
<b>TENANT'S RESPONSIBILITIES:</b>	Rent. Hydro. Janitor service & waste disposal Tax escalation costs over base year <b>2023</b> Operations Escalation costs over base year <b>2023</b> Normal maintenance and repair. Lighting replacement Business Contents & Tenant's legal liability insurance Management & Supervisory Fee
<b>LANDLORD'S RESPONSIBILITIES:</b>	Heat. Water. Tax escalation costs to base year <b>2023</b> Operations escalation costs to base year <b>2023</b> Building insurance & extended coverage. <b>Structural Repairs</b> - roof deck, exterior walls (excluding all glass), floor (excluding floor covering), and building foundation.
<b>LEASE TERM:</b>	<b>3 - 5 Years</b>
<b>POSSESSION:</b>	Immediate
<b>RENTAL:</b>	<b>\$22.00 per sq. ft.</b> per annum or <b>\$3,809.67 per month</b> semi-gross, plus GST
<b>REQUIRED DEPOSIT:</b>	3 months base rent to be applied towards the first and last months rental plus one months damage deposit.
<b>FEATURES:</b>	Central St. Boniface retail opportunity for lease. Bright, spacious open concept with 7 private office/treatment rooms. Most rooms have water/plumbing infrastructure. Parking available @ market rates.



## FOR LEASE - 283 TACHE AVENUE





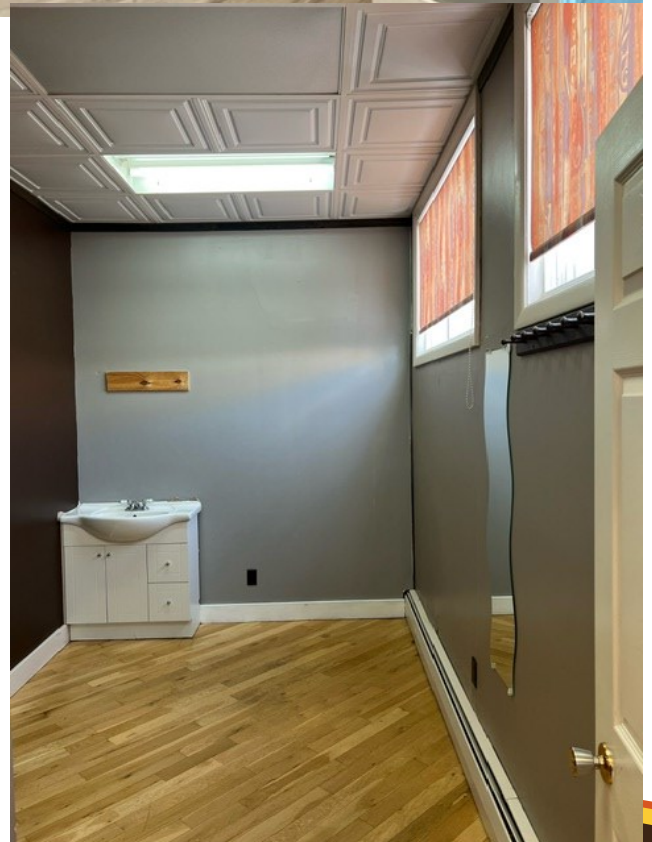


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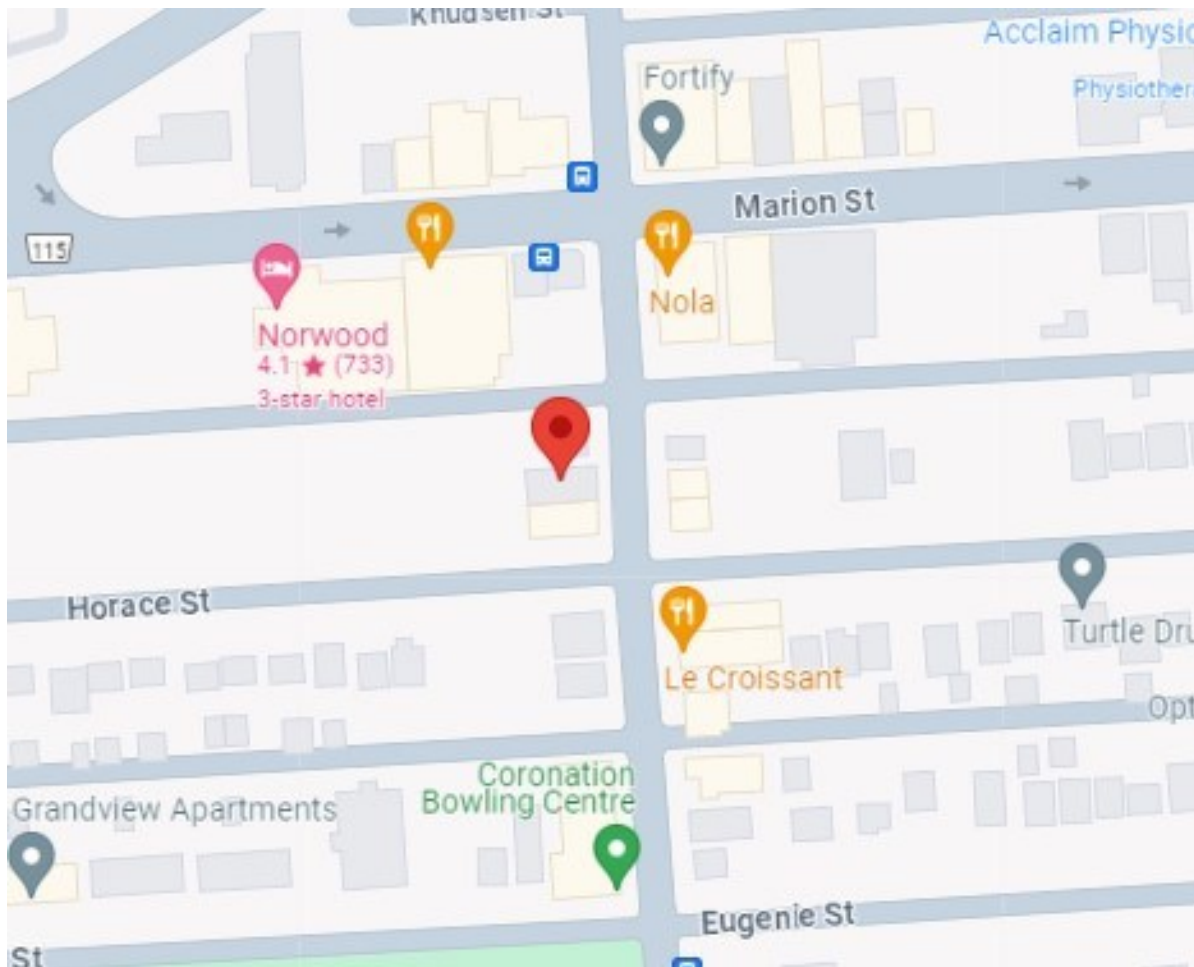




## FOR LEASE - 283 TACHE AVENUE







## FEATURES:

Central St. Boniface retail opportunity for lease.  
Bright, spacious open concept with 7 private  
office/treatment rooms.  
Most rooms have water/plumbing infrastructure.  
Parking available @ market rates.

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