



FOR LEASE

715 ST. MARY'S ROAD
Winnipeg, MB

~1,800 Sq. Ft.

C2 Zoning

\$2,250.00 per month net
(plus applicable taxes)

For more information:

Graeme T. Rowswell
President

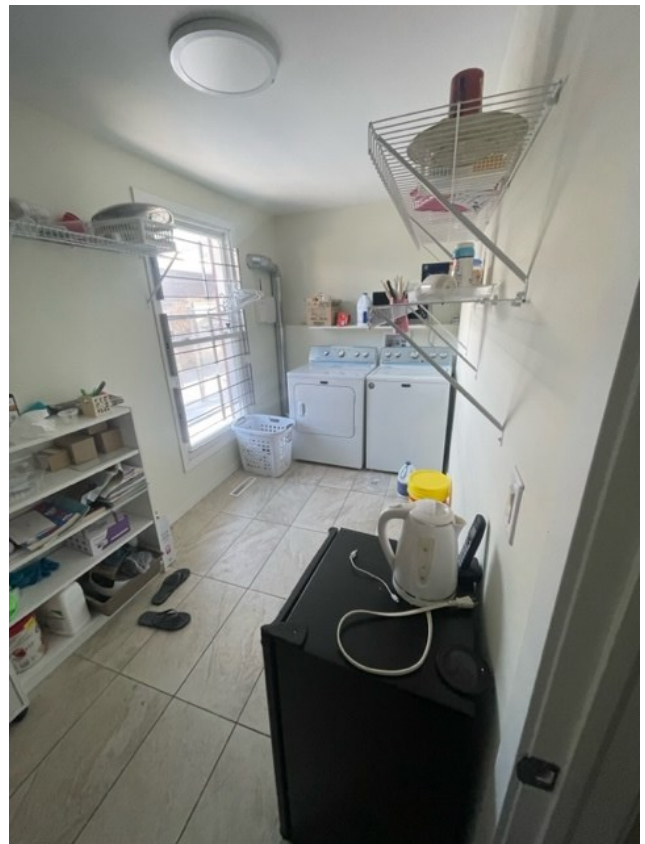
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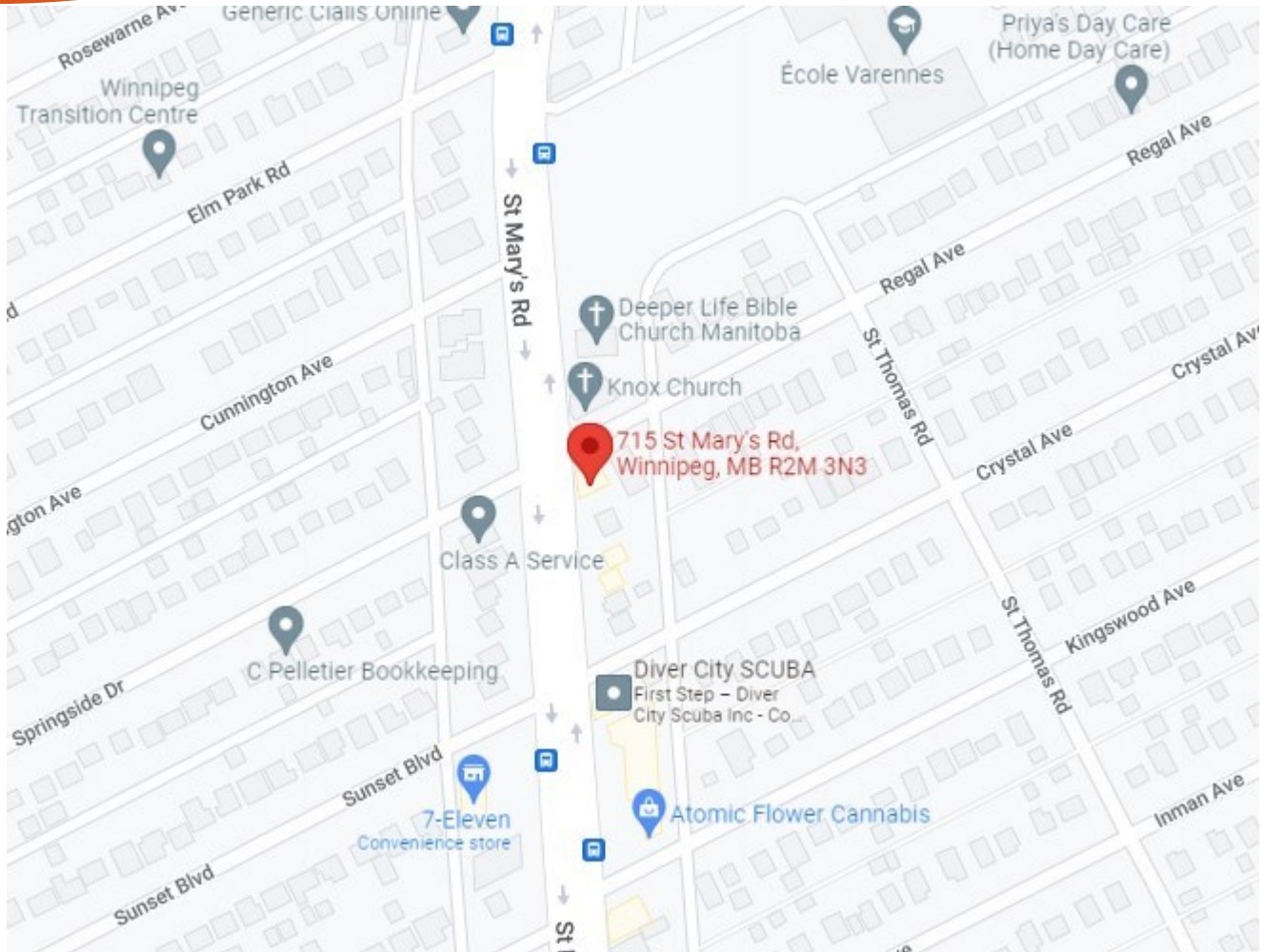




FOR LEASE

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|-------------------------------------|---|
| LOCATION: | 715 St. Mary's Road |
| AREA: | Approximately 1,800 square feet |
| TENANT'S RESPONSIBILITIES: | Rent. Hydro. Heat. Water. Janitor service & waste disposal. 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. |
| RENTAL: | \$15.00 per sq. ft. per annum net or \$2,250.00 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: | Immediately |
| ZONING: | C2 |
| FEATURES: | Former Hair & Nail Spa ready to move in but could be developed into Retail/Office for right tenancy. CAM approx. \$6.11 per sq. ft. or \$920.00 per month. |





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into Retail/Office for right tenancy.
CAM approx. \$6.11 per sq. ft. or \$920.00 per month

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