



FOR LEASE

Unit 2—330 Wardlaw Avenue
Winnipeg, MB

Approximately 1,287 sq. ft.

M1 Zoning

\$17.00 per sq. ft. per annum or
\$1,823.25 per month net
(plus applicable taxes)

For more information:

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President

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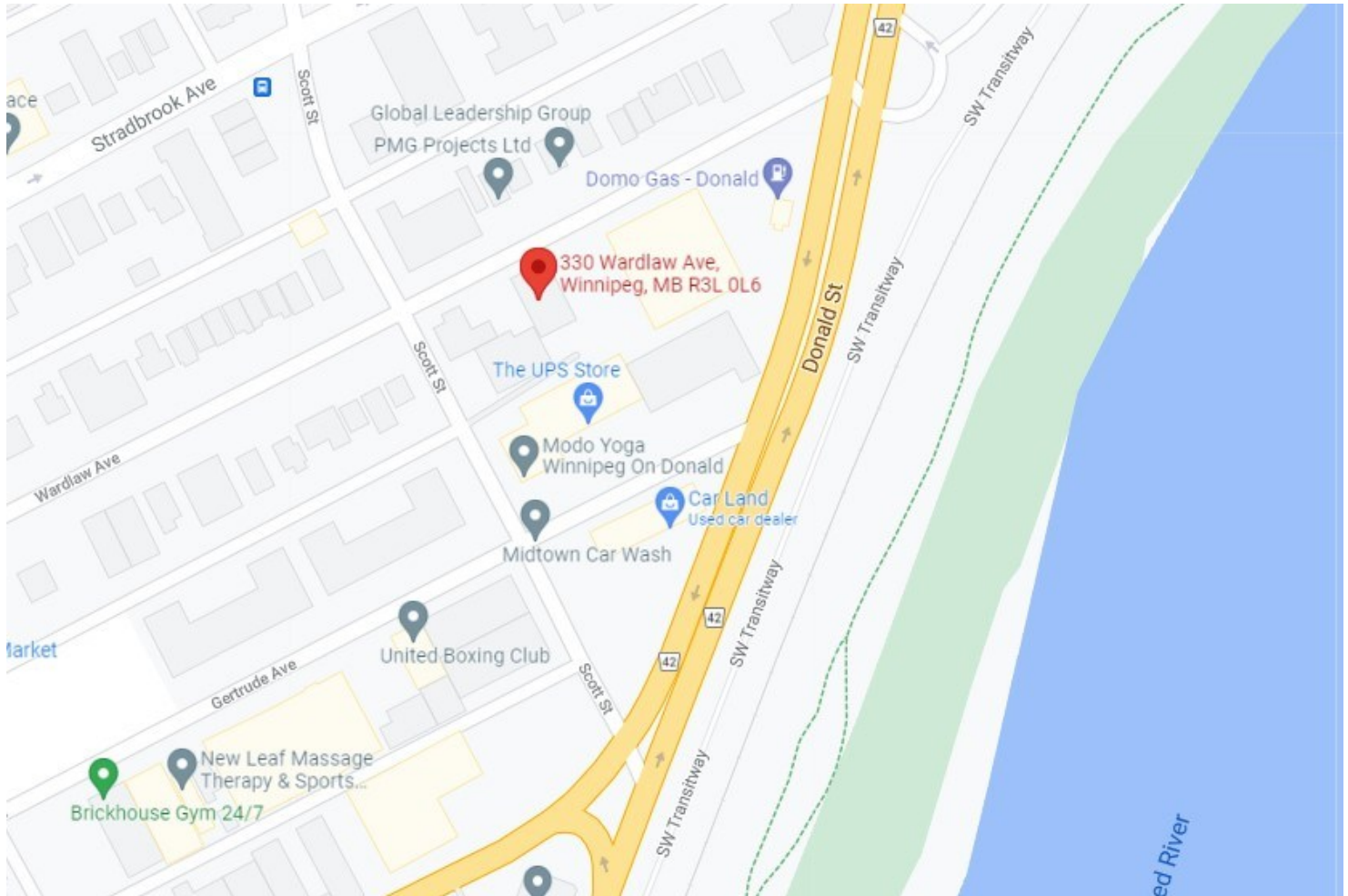


2—330 Wardlaw For Lease

LOCATION:	2 – 330 Wardlaw
AREA:	Approximately 1,287 square feet
TENANT'S RESPONSIBILITIES:	Rent. Hydro. Heat. Water. Janitor service & waste disposal. Pro rata share of grounds maintenance & snow removal. Pro-rata share of all realty taxes. Pro-rata share of Insurance & Extended Coverage Normal maintenance & repair Lighting replacement. Management & Supervisory Fee.
LANDLORD'S RESPONSIBILITIES:	Structural Repairs - roof deck, exterior walls (excluding glass), floor (excluding floor covering), and building foundation.
RENTAL:	\$17.00 per sq. ft. per annum net or \$1,823.25 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:	M1
FEATURES:	Ground floor office comprising of 2 Private offices, washroom, open work area and reception. Realty Taxes and Escalation estimated at \$8.50 per sq. ft. for 2025.







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GTR Feb 8/22

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