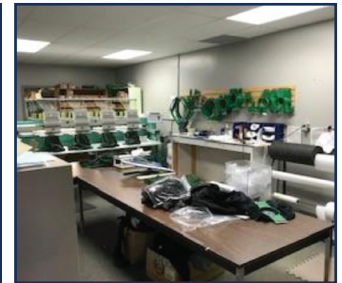
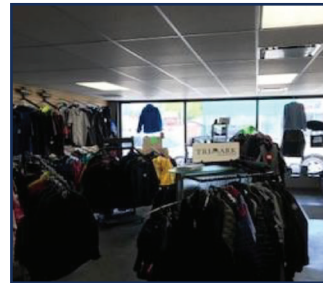


103B Burrows Ave. W | Melfort

FOR LEASE



Great location! Great Traffic!

ABOUT THIS PROPERTY

Legal Description
Parcel# 133786514

Zoning
C1 Commercial

Taxes:
\$5,913.70

Building Size
6,000 ft²

Land Size
6,250 ft²

Landlord
Lucania Holdings Ltd.

Available for Lease:
3,100 ft²

Possession Date
Immediate/Arranged

BUILDING PARTICULARS

- Office Reception
- Front showroom 25' X 25'
 - 2 offices
 - Large open area 60' X 25'
 - Drop ceiling tiles
 - Fluorescent lights
 - VC tile flooring
 - Air conditioned

Warehouse:

- Mechanical room
- Washroom
- 125 amp electrical service

NEIGHBOURHOOD PROFILE

- RBC Royal Bank
- Urban Garden
- Melfort City Hall
- Affinity Credit Union
- Golden Grain Bakery

Net Lease Rate
\$9.00 / ft²
\$2,325.00 / monthly

Occupancy Costs
\$2.00 / ft²
\$516.66 / monthly

Includes:

- Property tax
- Insurance
- Property tax
- Repair and maintenance
- Management fees



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*We do not guarantee the information above, and it may be changed without notice.
All information is deemed to have come from reliable sources.*