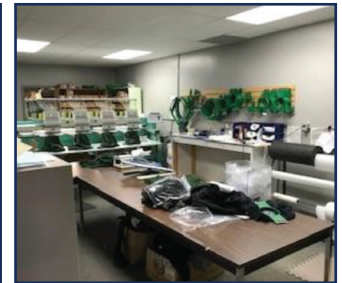
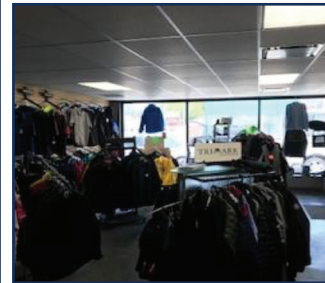


103B Burrows Ave. W | Melfort

FOR LEASE



Price reduced: Great location! Great Traffic!

ABOUT THIS PROPERTY

Legal Description
Parcel# 133786503

Zoning
C1 Commercial

Taxes:
\$5,913.70

Building Size
5,540 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
\$6.00 / ft²
\$1,550.00 / monthly

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

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



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All information is deemed to have come from reliable sources.