



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
103 - 10 ONTARIO ROAD
ST THOMAS
\$12.00 / SQ FT

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
earl-taylor@coldwellbanker.ca



FEATURES OF THIS FINE PROPERTY:

- Are you looking for a great location to open your new business or expand your current business? Then you need to have a look at this space.
- Located close to all amenities including Downtown St Thomas, Hwy 3 and Hwy 401 and 402, this location offers approximately 960 sq ft of clean and comfortable office or light industrial space.
- Grade level private entrance to a tiled floor interior with painted concrete block walls, 9' suspended ceiling with LED lighting and an in-unit 2-piece updated washroom.
- Lease includes heat, central air, and normal hydro and water usage, 2 parking spaces and common area maintenance. Tenant pays Internet and Phone.
- References, Lease application and 2 months lease required.
- The Lease rate will increase by \$1.00 per sq ft on an annual basis.
- Minimum 3-year lease preferred.
- Showings Monday to Friday 9am to 4pm with 24 hours' notice required.
- Zoning - EL Employment Lands Zone

For more information on this property please call **EARL TAYLOR** direct at **519-670-9223** today
Visit my website at www.RealEstateinStThomas.ca or email me at earl-taylor@coldwellbanker.ca
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