



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
370 TALBOT STREET
ST THOMAS
\$1,250/MONTH

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



EARL TAYLOR
BROKER



SRES
Seniors Real Estate Specialist

FEATURES OF

THIS PRIME COMMERCIAL OFFICE / RETAIL SPACE

- Are you looking for a commercial retail space in Downtown St Thomas that offers fabulous visibility and signage space to expand your existing or open your new business?
- Then you need to check out 370 Talbot Street, St Thomas.
- This 750 sq ft - approximate - space offers display windows on the north and east sides with both a front and side entrance.
- Also included is a handy 2 piece bath and a full basement with good ceiling height.
- All utilities expenses will charged back to the tenant on a monthly basis at 70% of the overall monthly billing.
- Annual lease increase for year 2 will be \$75 and year 3 will be an additional \$75. Lease amount shown herein is "plus HST".
- Zoning permits many commercial uses including retail store, business office, personal service shop, restaurant, bakery etc.

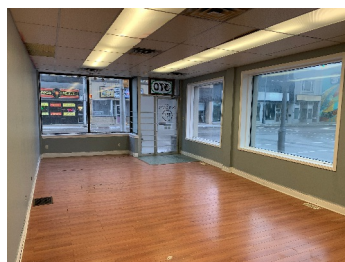
RETAIL / OFFICE - 33' 2 x 15' 1

MAIN FLOOR

BATH - 2 PIECE / STORAGE - 10' 4 x 9' 9

BASEMENT

STORAGE - 49' 2 X 15'



For more information on this lovely home 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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