

Scout

Real Estate Ltd

1944/1950 - 10 AVE SW

SUITE 204- 1,056 SF

2ND FLOOR OFFICE SPACE
MOVE-IN READY!!



FEATURES

- LOW OPERATING COSTS - \$13.51 PSF (2024) BUDGET INCLUDES UTILITES
- SUITE INCLUDES ONE PARKING STALL AT \$100/MONTH + GST
- ADDITIONAL PARKING IN THE REAR OF THE BUILDING
- SECOND FLOOR WALK UP WITH EXCELLENT NATURAL LIGHT
- COMMON LUNCH ROOM ON FLOOR
- THREE BLOCKS FROM LRT STATION
- STORAGE AVAILABLE IN THE BASEMENT

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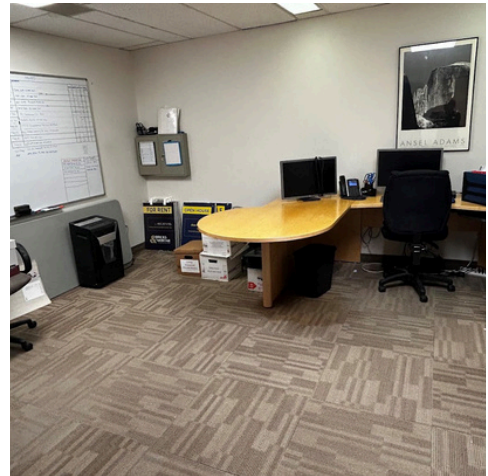
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SCOUTREALESTATE.CA

LEASING OPPORTUNITY SUITE #204

TERM: FLEXIBLE
NET RENT: MARKET
AREA: 1,056 SF
OP COSTS (2024 BUDGET): \$13.51 PSF (INCLUDES UTILITIES)
AVAILABLE: IMMEDIATELY

SHARED JANITORIAL FOR KITCHEN \$60.00 PER MONTH
PARKING: \$100 PER MONTH
ZONING: I-C



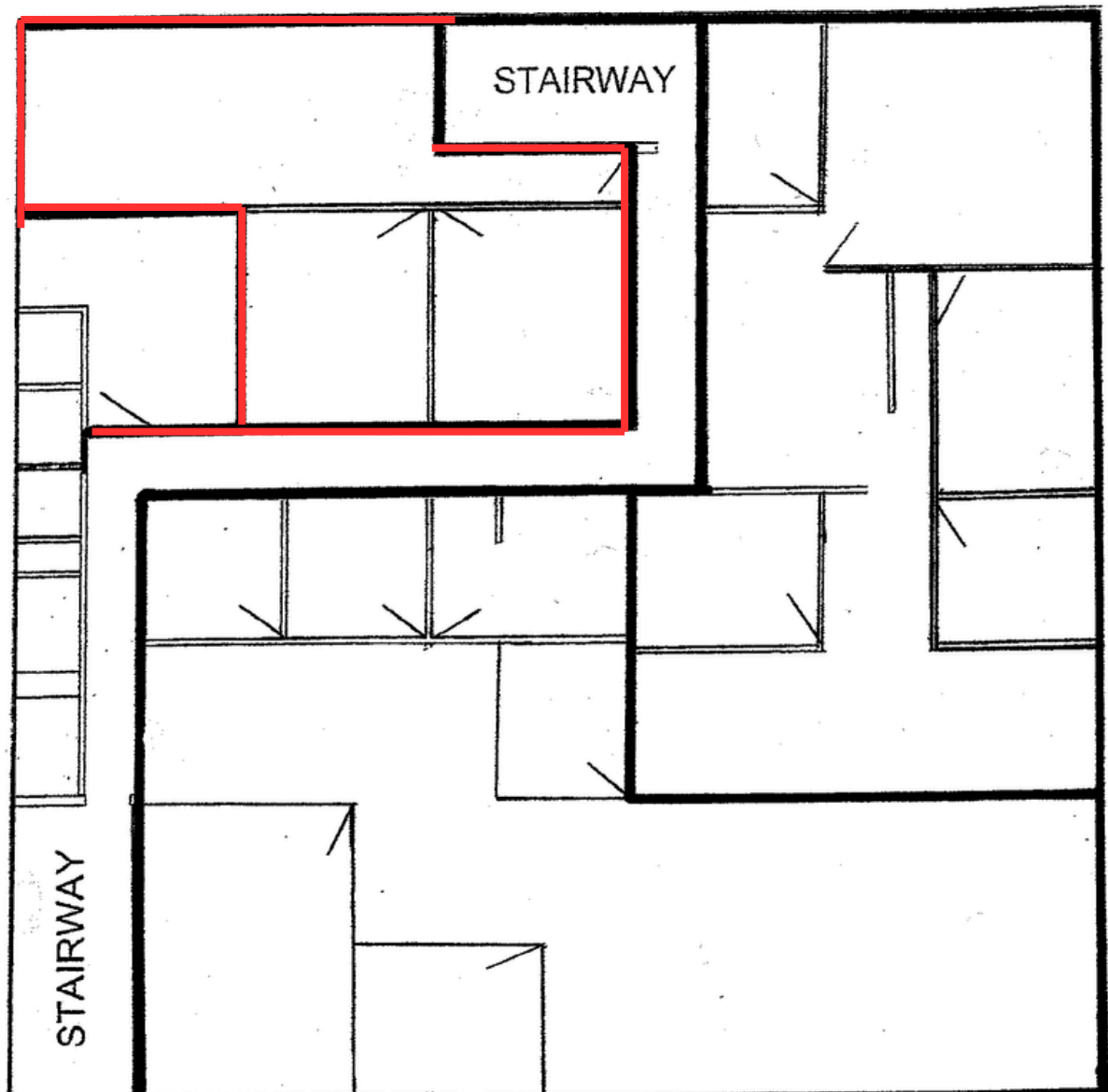
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SUITE #204 - FLOOR PLAN



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