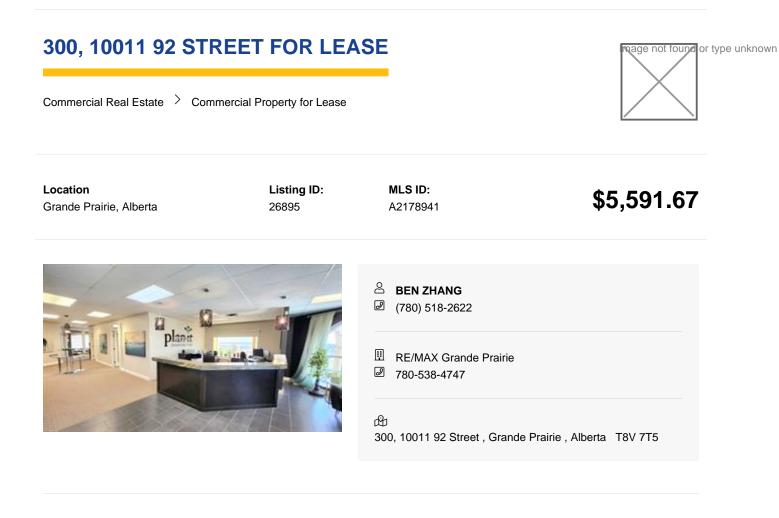


Generated: Jul 1, 2025, 11:59:21

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Lease

Lease Frequency Monthly

Structure Type Mixed Use

Building Area (Sq. Ft.) 2200.00

Restrictions None Known Days On Market 229

Subdivision Ivy Lake Estates

Property Type Commercial

Building Area (Sq. M.) 204.38

Reports Call Lister Lease Amount 5591.67

Year Built 2003

Property Sub Type Office

Inclusions none

Well appointed office space located in a prime location. Over 2200 sq ft. This unique space not only has large windows in all 3 offices but also includes accessWell-appointed to an outside deck space. Located on the 3rd floor with direct elevator access, the space includes a spacious reception area, 3 large offices, a meeting/4th office, a coffee bar/kitchen area, and 2 bathrooms. Nicely painted and set up for most business ventures. \$18.50 x 2200 sqft = \$40,700 per year (Base rent), \$12.00 x 2200 sqft = \$26,400 per year (Triplet net), total \$67,100 / 12 month = \$5591.67 per month + GST

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.