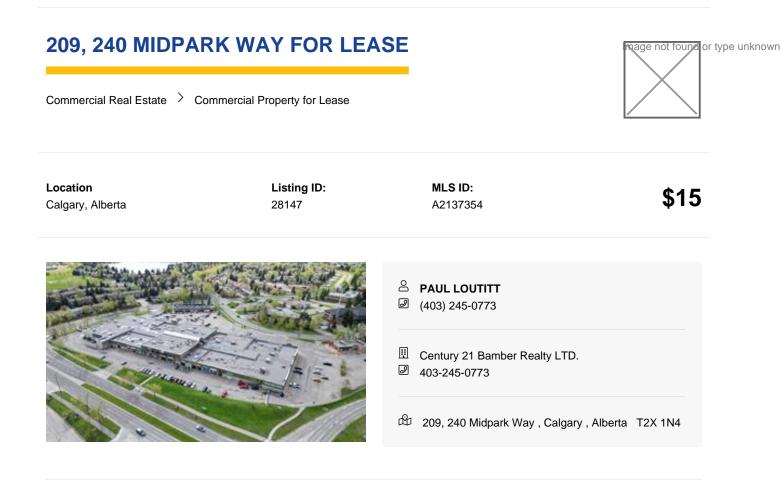


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Transaction Type For Lease

Lease Amount 15.00

Subdivision Midnapore

Structure Type Office

Legal Plan 1611822

Lot Size (Sq. Ft.) 387684

Roof Membrane

Access to Property

Direct Access,Major Shopping Center,Major Shopping Nearby,On Major Traffic Route,Public Transportation Nearby,Visual Exposure **Title** Fee Simple

Lease Frequency Annually

Building Type Low Rise (2-4 stories),Major Shopping,Office Building,Retail

Property Type Commercial

Building Area (Sq. Ft.) 3762.00

Lot Size (Acres) 8.90

Foundation Poured Concrete

Inclusions NA Days On Market 456

Zoning C-C2

Year Built 1979

Property Sub Type Office

Building Area (Sq. M.) 349.50

Construction Type Concrete

Heating Central,Natural Gas

Restrictions Call Lister

Reports

Building Plans

- Fully developed office spaces available with notice, 3,762 sq. ft. and 2,084 sq. ft. with elevator access to 2nd floor - Excellent opportunity within very active Midnapore Mall just off Macleod Trail South - Prime main floor retail / restaurant / medical space available, 2,295 sq. ft. high ceiling and rear common loading dock access, - High vehicle and signage exposure - Strong anchor Tenants create great draw for new Tenant's - High population area, strong household income and close proximity to LRT station - Strong Tenant mix, including Treehouse Family Playground, Wendy's, Dollorama, Planet Fitness, Cloverdale Paints, International Food Supermarket and a mix of retail, beauty, medical, pharmacy, personal services and restaurant Tenant's

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