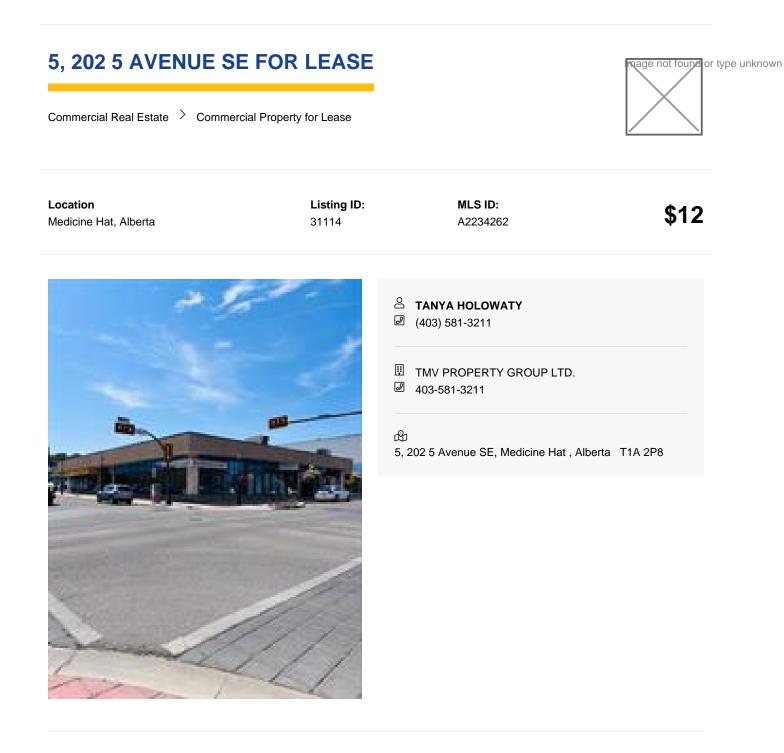


Generated: Aug 29, 2025, 7:56:11

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Title **Days On Market Transaction Type** For Lease Leasehold 63 Lease Amount Lease Frequency Lease Term 12.00 Annually Other Zoning Subdivision **Building Type** MU-D NONE **Commercial Mix** Year Built Structure Type **Property Type** 1978 Mixed Use Commercial **Property Sub Type** Legal Plan Building Area (Sq. Ft.) Mixed Use 1491 1033.00 Inclusions Restrictions Building Area (Sq. M.) 95.97 N/A Landlord Approval Reports

Information Package

Attention Medical/Wellness Professionals and Podcasters! This main floor downtown office space located in a secure plaza with a large sound proof room into addition to separate offices and kitchenette that includes a designated parking stall is available for lease! It is approximately 1,033 square feet and was previously used as a wellness studio. Other tenants include an optometrist, a chiropractor, a physio therapist and investment firm. Offered at \$12.00 per sq.ft. plus \$9.75 estimated occupancy costs or \$1,872.31 plus GST and separately metered utilities (average around \$100 per month). This building is professionally managed by a local firm. Call an agent today to view!

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