

**FREE-STANDING BUILDING**


Size	Lease Rate (PSF)	Monthly Base Rent	Sales Tax 6%	Monthly Total
1,356 SF	\$14.00 MG	\$1,582.00	\$94.92	\$1,676.92

**Property Highlights**

- Free Standing Building
- Good visibility and frontage on a major road
- Renovated throughout/Move-in condition
- Fenced parking (unpaved)
- Free on-site parking
- Amenities: 3 private offices, waiting area, kitchen, one restroom
- Walkable neighbourhood (7 min. to Courthouse & 9 min. to Starbucks)
- Across the street from City Police Dept. and government buildings
- Tenant pays all utilities

**Building Features**

RBA (under air)	1,356 SF (Owner)
Year Built	1963 / 2017
Zoning	U-CTR
Lot Size	0.16 Ac. / 6,970 SF
Parcel ID#	24-44-24-P1-01102.0020
Parking	4 Paved plus additional fenced parking

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