



**FOR LEASE**

## 188 Military Rd. Lancaster, ON, K0C 1N0

### BUILDING FEATURES

- ❖ Approx. 1,200 sq.ft. Ground Floor
- ❖ Prime Frontage & Street Exposure
- ❖ Residential [7 Apartment] Building adjoined
- ❖ Vaulted Storage Room [9' x 7'4"] plus an additional Storage Space & Closet near rear
- ❖ Open Floor Plan with recessed service counter for a classy, unique storefront
- ❖ 2-pc Bathroom and Shower in Unit
- ❖ Street Parking & Potential for additional
- ❖ Large windows & Plenty of Natural Light

### LEASE DETAILS

AREA / LOCATION :	South Glengarry
SEMI-GROSS RENTAL RATE :	\$18 / SF
TRANSPORTATION :	Rail transit stop < 1 km
UNIT FOOTAGE :	~ 1,200 sf
ZONING CODE :	724
OCCUPANCY :	TBD

Ground Floor Suite

~1,200 SF

\$18/SF

Approx. \$1,800/month + HST



**Wei-LING Tan**

**Commercial REALTOR® &  
Sales Representative**  
Capworth Commercial Realty Brokerage Corp.

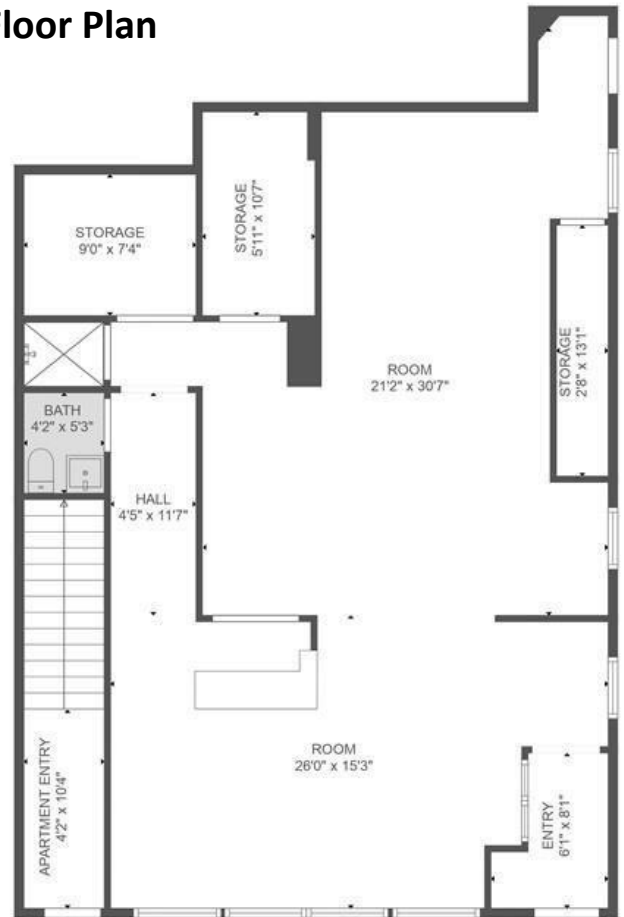
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[**TRY-ME-88**]

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## Floor Plan



- General Maintenance and Repair
- Insurance
- Real Estate Taxes
- Snow Removal
- Management & Administration

Hydro and gas are metered and paid directly by the tenant.

Headquarters / Main Office:

1390 Prince of Wales Drive,  
Suite 106, Ottawa, ON, K2C 3N6



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