

FOR LEASE



WAREHOUSE SPACE

43 Grenfell Crescent, Bay 7, Ottawa, ON. K2G 0G3

BUILDING FEATURES

- 1,080 sq. ft.
- Net rent: \$ 1,700.00 per month
- Recoverable costs: \$ 720.00 per month
- Hard to find small unit
- Office space approx. 11' by 14'
- Warehouse space approx. 34' by 29' 1"
- 11' 10" clear height
- 120/208 Volt, 3 Phase
- 9' 1" by 9' 9" grade door

LEASE DETAILS

ADDRESS	43 Grenfell Crescent, Bay 7, Ottawa, ON. K2G 0G3
RENTAL RATE PER MONTH	\$1,700.00
RECOVERABLE COSTS PER MONTH	\$720.00
WAREHOUSE SPACE	Approx. 986 sq. ft.
OFFICE SPACE	Approx. 154 sq. ft.
LEASE TERM	3-5 years
ZONING CODE	IP [178]
OCCUPANCY	August 1 2024



GEOFFREY H. GODDING CPM

Senior VP / Commercial Sales
Representative

Capworth Commercial Realty
Brokerage Corporation

Direct # 613.720.1186

Main Office # 613.663-2549 ext. 4

Email: geoffg@bell.net

Main Office:

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

NOTE: Hydro and gas is metered and paid directly by the tenant.

ADDITIONAL RENT INCLUDES:

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

Recoverable Costs are estimated at \$ 720.00 per month for the year ending December 31, 2024

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