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24-May-2022

252 HWY 15 HY, Smiths Falls, K7A 2B2

MLS® # 1293051



Dist/Neigh: 901- Smiths Falls
Municipality:
Neigh Name: SMITHS FALLS
Lot Size/Acres: 70.28 ' x 153.42 '
Irregular Lot: Yes
Fronting On:
Zoning Code: Commercial

Status: Commercial Lease
Lease Rate: Active/Office
Original LR: \$3,300.00/Month
List Date: \$3,300.00/Month
 23-May-2022
Trans Type: Lease
Lease (G/N): Gross
Lease Term: 5
Lease/Sub: Lease
DOM: 1
CDOM: 1

Recent: 24/May/2022 : NEW

DIRECTIONS/PUBLIC REMARKS

Directions: Located as you drive in from Kingston 252 hwy 15 ,beside service master
Public Remarks: Great location in a very high traffic area. Smiths Falls businesses near by are (restaurants, car dealerships, Walmart, Canadian Tire, Independent Grocers, Starbucks etc). Building stands alone with ample parking, approx. 1500 square feet with heated storage. Small kitchen downstairs, washrooms, small eating area. Owner willing to upgrade or do some renovations. Currently being used as paint store (which will relocate next door when new lease is finalized). New electronic road sign will be available at no cost for business promotions or advertising.

OFFICE INFORMATION

Lot Front Feet: 70	Lot Depth Feet: 153	# of Acres:	Site Area Sqft:
Fronting On:	Power # of Volts:	Power # of Amps:	Building Sqft: 1,200
Power Phases:	Year Built:	Signage Allowed: Yes	Usable Sqft:
Age Description:	Ceiling Height:	Total Parking: 8	Retail Sqft: 1,000
Clear Height:	Park Add Cost: No		Rentable Sqft: 1,500
# of Parking Sp: 8	Tenancy Code:		Office Sqft: 200
Fire Retrofit: N/A			Other Sqft: 500
			Min Div Sqft: 0
			Max Contig Sqft: 0

Base Rate Inc: Garbage Removal, Landscape, Other (Describe), Snow Removal, Water/Sewer
Add Rate Inc: Heat, High Speed, Hydro
Other Desc: tenant will have use of brand new electronic sign.Owner will provide signage (costs to be discussed, within reasonable amount)

BROKERAGE/OFFICE INFORMATION

List Office 1: RIDEAU REALTY LIMITED, Brokerage

CONDITIONAL/SOLD INFORMATION

Leased Date:	Leased Price:	Closing Date:	Final Date:
Cancel Date:		Sale Report Date:	

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