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24-May-2022

256 HWY 15 HY, Smiths Falls, K7A 2B2

MLS® # 1293059



Dist/Neigh: 901- Smiths Falls
Municipality:
Neigh Name: SMITHS FALLS
Lot Size/Acres: 110 ' x 216 '
Irregular Lot: Yes
Fronting On:
Zoning Code: commercial

Status: Commercial Lease
Lease Rate: Active/Office
Original LR: \$4,500.00/Month
List Date: 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: From Kingston north on hwy 15 located in Service Master building
Public Remarks: Fantastic office space for rent in growing Smiths Falls. Approx. 2000 square feet of prime office space. Owner willing to help renovate to leasers specifications. As of now lunch room ,washrooms with shower, and board room can be modified. Close to Starbucks, Independent Grocers, car dealerships, restaurants. Very high traffic flow with lots of exposure. Lease is all inclusive and includes usage of brand new electronic road sign to help with promotions and advertising. Very clean and well maintained building.

OFFICE INFORMATION

Lot Front Feet: 110	Lot Depth Feet: 216	# of Acres:	Site Area Sqft:
Fronting On:	Power # of Volts:	Power # of Amps:	Building Sqft: 4,000
Power Phases:	Year Built:	Signage Allowed:	Usable Sqft:
Age Description:	Ceiling Height:	Total Parking: 20	Retail Sqft: 2,100
Clear Height:	Park Add Cost: No		Rentable Sqft:
# of Parking Sp: 10	Tenancy Code:		Office Sqft: 1,900
Fire Retrofit: N/A			Other Sqft:
			Min Div Sqft: 0
			Max Contig Sqft: 0

Base Rate Inc: Garbage Removal, Landscape, Showers, Snow Removal, Water/Sewer
Add Rate Inc: Heat, High Speed, Hydro

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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