

FOR LEASE: Medical / Professional 6261 Perth Street, Richmond, ON



DESCRIPTION:

- ✓ **Medical/Professional/Office buildings** to be constructed beside the new IDA Pharmacy and Richmond Oaks Medical Complex (Medical Clinic, Physiotherapy) located at the northeast corner of Rochelle Drive and Perth Street, in the centre of the Village of Richmond, an underserved retail area in a growing community.
- ✓ Ideal for medical related uses such as chiropractor, optometrist; retail selling medical and health products; health food store; health and resource centre; day care. No restaurants.

SPACE AVAILABLE:

- ✓ 841 square feet rentable remaining.

NET RENTAL RATE:

- ✓ \$25.00 per square foot net per annum.

OPERATING COSTS:

- ✓ \$12.50 per square foot (estimate).

SIGNAGE:

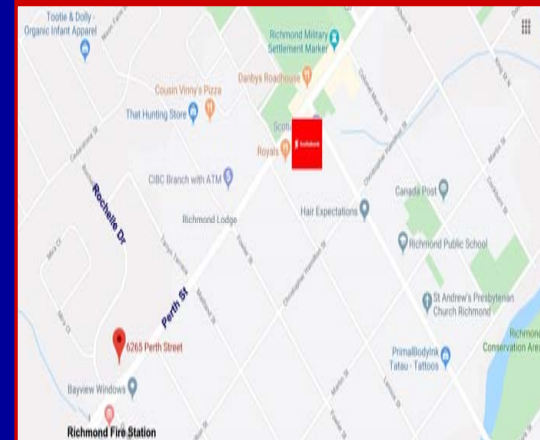
- ✓ Good storefront signage and potential pylon signage available.

PARKING:

- ✓ Ample parking.

ZONING:

- ✓ VM1 - Village Mixed-Use Exception Zone.



For more information please contact:

**BRENT TAYLOR, Broker of Record / President
BRENTCOM REALTY CORPORATION, BROKERAGE**

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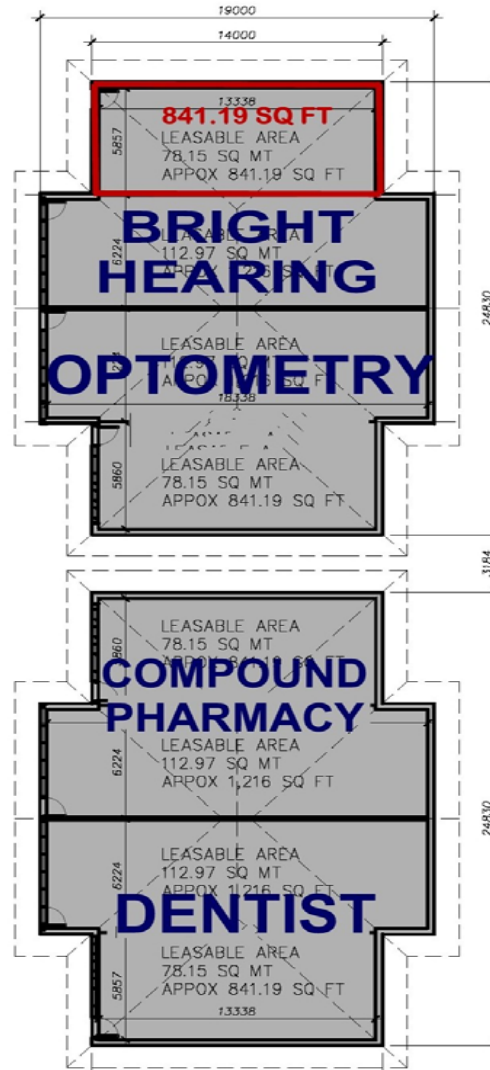


FLOOR PLAN



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Available
6261 Perth Street
BUILDING B
 OFFICES / RETAIL

GROSS CONSTRUCTION AREA
 410.80 SQ MT APPOX 4,421.81 SQ FT
 GROSS LEASABLE AREA
 382.24 SQ MT APPOX 4,114 SQ FT

6255 Perth Street

GROSS CONSTRUCTION AREA
 410.80 SQ MT APPOX 4,421.81 SQ FT
 GROSS LEASABLE AREA
 382.24 SQ MT APPOX 4,114 SQ FT

NOTE: Area Details provided for tenant space in Building B & C does not include/ show area required for utilities and may change as per final building design.

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SITE PLAN



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