

FOR LEASE: Medical / Professional 6265 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:

- ✓ Units from 841 square feet to 1,216 square feet rentable.
- ✓ Building C available Spring, 2020. Building B available T.B.D.

NET RENTAL RATE:

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

OPERATING COSTS:

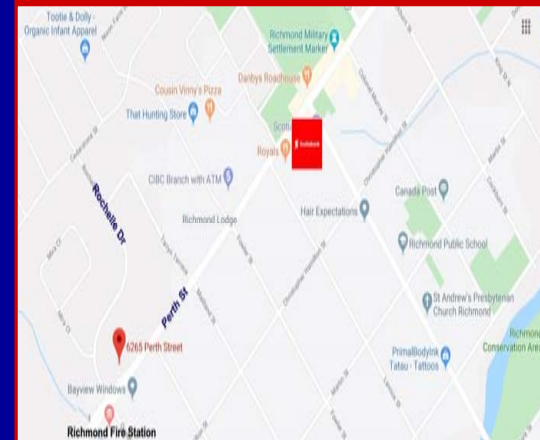
- ✓ \$10.00 per square foot (estimate).

SIGNAGE:

- ✓ Good storefront signage and potential pylon signage available.

PARKING:

- ✓ Ample parking.
- ✓ **ZONING:** VM1 - Village Mixed-Use Exception Zone.



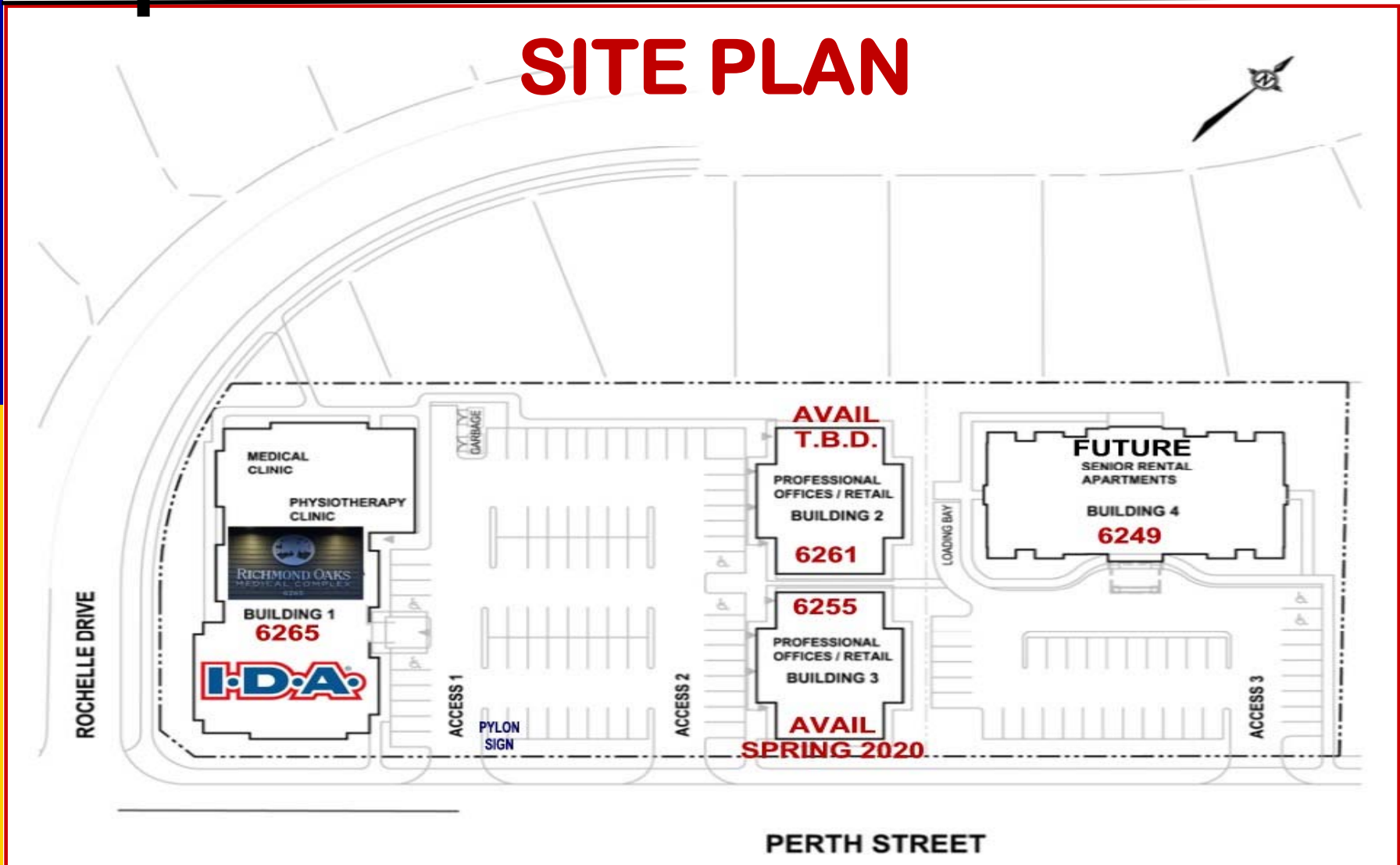
For more information please contact:
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The information as herewith enclosed has been obtained from sources we believe to be reliable, but we make no representation or warranties, express or implied, as to the accuracy of the information. All references to age, square footage, income, expenses, data and other information contained herein are approximate and subject to change. Prospective purchasers or tenants shall not construe the information as legal or tax advice. Buyers or tenants should conduct their own independent investigations and rely only on those results. All properties subject to change or withdrawal without notice. E. & O. E.

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SITE PLAN



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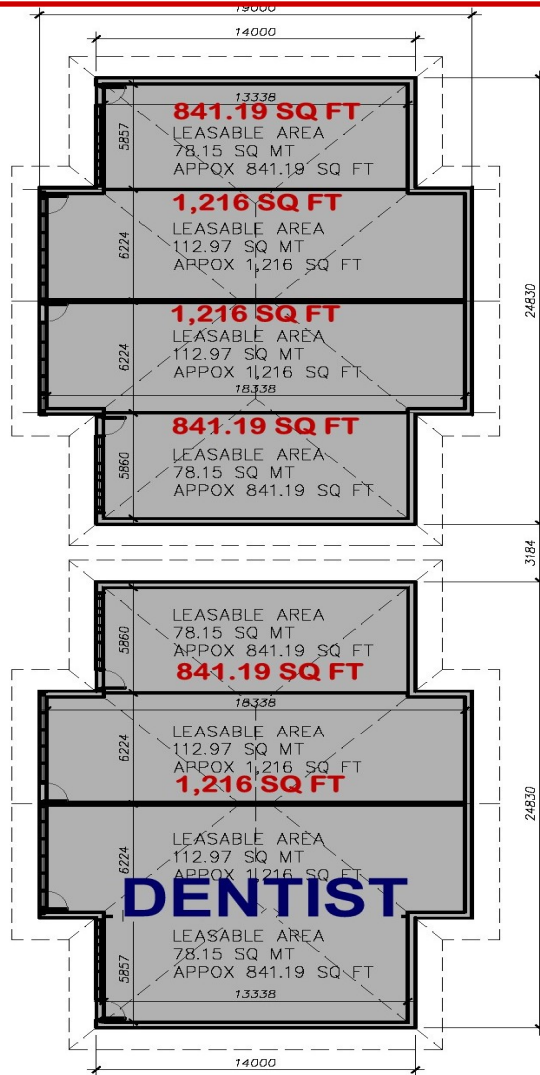


FLOOR PLAN



For more information please contact:

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6261 Perth Street

BUILDING 'B'

OFFICES / RETAIL

GROSS CONSTRUCTION AREA
 410.80 SQ MT APPROX 4,421.81 SQ FT

GROSS LEASABLE AREA
 382.24 SQ MT APPROX 4,114 SQ FT

Available T.B.D.

6255 Perth Street

BUILDING 'C'

OFFICES / RETAIL

GROSS CONSTRUCTION AREA
 410.80 SQ MT APPROX 4,421.81 SQ FT

GROSS LEASABLE AREA
 382.24 SQ MT APPROX 4,114 SQ FT

Available Spring 2020

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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