

# FOR SUBLEASE:

**54 Beckwith St. N., Smiths Falls, ON**



## Prime Office / Medical / Health Care Space

### DESCRIPTION:

- ✓ Opportunity to lease quality medical / health care space beside Shoppers Drug Mart located at the intersection of Beckwith Street North and Russell Street West, in Smiths Falls.
- ✓ The Town of Smiths Falls is situated along the Rideau Canal via Hwy. 15, within easy commuting distance of Ottawa, Kingston, Western Quebec, Upper New York State, and all of Eastern Ontario.

### SPACE AVAILABLE:

- ✓ Approximately 2,500 square feet available on ground floor level beside Shoppers Drug Mart. Available immediately.

### GROSS RENTAL RATE:

- ✓ \$15.00 per square foot gross plus HST. Rent includes Operating Costs, Realty Taxes. Tenant pays all Utilities.
- ✓ Lease term expires term expires Dec 31, 2022.

✓ **Generous tenant allowance available.**

### SIGNAGE AND PARKING:

- ✓ Good storefront signage with excellent visibility.
- ✓ On-site and street front parking available. Excellent access and egress.



*For more information please contact:*

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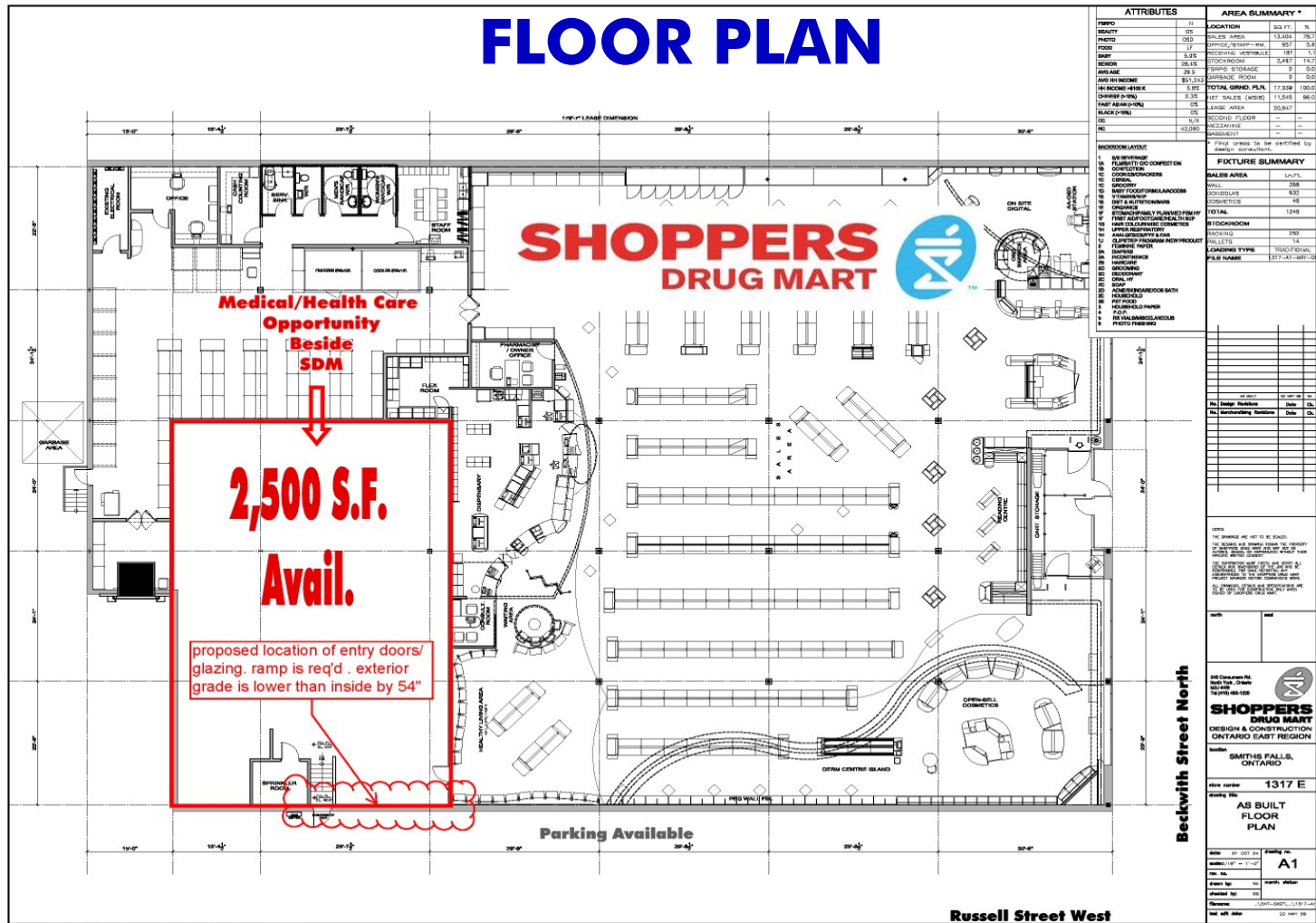
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### FLOOR PLAN



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