



4305 ROCHDALE BLVD.

COMMERCIAL REAL ESTATE (REGINA) LTD.



- Size:** 1,545 sq.ft.
- Rental Rate:** \$22.00 psf (net)
- CAM & Taxes:** \$7.00 psf (est. 2009) Tenant pays gas and power which are separately metered.
- Availability:** Immediate
- Lease Expiry Date:** March 31, 2013
- Comments:** Attractive space in popular Northwest retail area strip mall. Front area of 500 sq.ft. is retail with ceramic tile floor. Middle area of approximately 500 sq.ft. contains two (2) small treatment rooms and a washroom. Back area is open processing/storage area, with a small office, and double wide exterior doors. Space is ideal retail space and could be easily converted to office use. Would be ideal for a medical practice. Rental unit is adjacent to Boston Pizza, and Capital Corner Dental. Other mall Tenants include Northgate Optical on Rochdale, Hair Razors, and Extreme Pita.

Contact: **Jim Thompson**
jthompson@icrregina.com

Apr 09

Suite 120 – 1230 Blackfoot Drive, Regina, Saskatchewan S4S 7G4
Telephone: 306-525-3344 Fax: 306-565-8131
www.icrregina.com

FOR SUB-LEASE

The information contained herein is obtained from reliable sources. However, no guarantee or warranty is provided as to the accuracy thereof.