



COMMERCIAL REAL ESTATE (REGINA) LTD.

4371 ALBERT STREET

FORMER KEG RESTAURANT LOCATION



PREMIUM LOCATION
MAJORITY OF FURNITURE, FIXTURES, AND EQUIPMENT TO REMAIN

- Asking Lease Rate:** \$20.00 psf net
- Lease Term:** Prefer 10 year
- Property Taxes:** \$3.09 psf
- Utilities:** Tenant responsible for natural gas, electrical, sewer/water.
- Available:** Summer 2009
- Existing Seating :** 150 - Dining room
(as restaurant) 50 - Cocktail room
40 - Outdoor deck
- Operating Costs:** Tenant responsible for building insurance, snow removal, and repairs and maintenance.
- Contact:** **Micky Schmitz**
mschmitz@icrregina.com

Jan 09

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FOR LEASE

