



6893 OAKWOOD DR - UNIT 6 NIAGARA FALLS - ONTARIO (1,500 SQ FT)

SIZE:	1,500 sq. ft.
HEAT:	Radiant Gas in shop. Baseboard electric in office.
HYDRO:	110-220 volt, 100 amp
CEILING HEIGHT:	15.5 ft clear in shop
FLOOR DRAIN:	Yes
LOADING:	Grade Level Door 11.75ft (W) X 12ft (H)
WASHROOMS:	1-2pc
BASE RENT:	\$8.00/sf \$1,000.00 / month
CAM/TMI:	\$4.00/sf \$ 500.00 / month
TOTAL RENT:	\$1,500.00 / month + HST
UTILITIES:	Tenant pays heat, hydro & water

FOR MORE INFORMATION - CONTACT - **GORD WYLLIE**, Broker of Record
T. GORDON WYLLIE REAL ESTATE LIMITED, BROKERAGE

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