MANCHESTER PROPERTIES

Multiple Second Floor Units

FOR LEASE



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6036 3 Street SW
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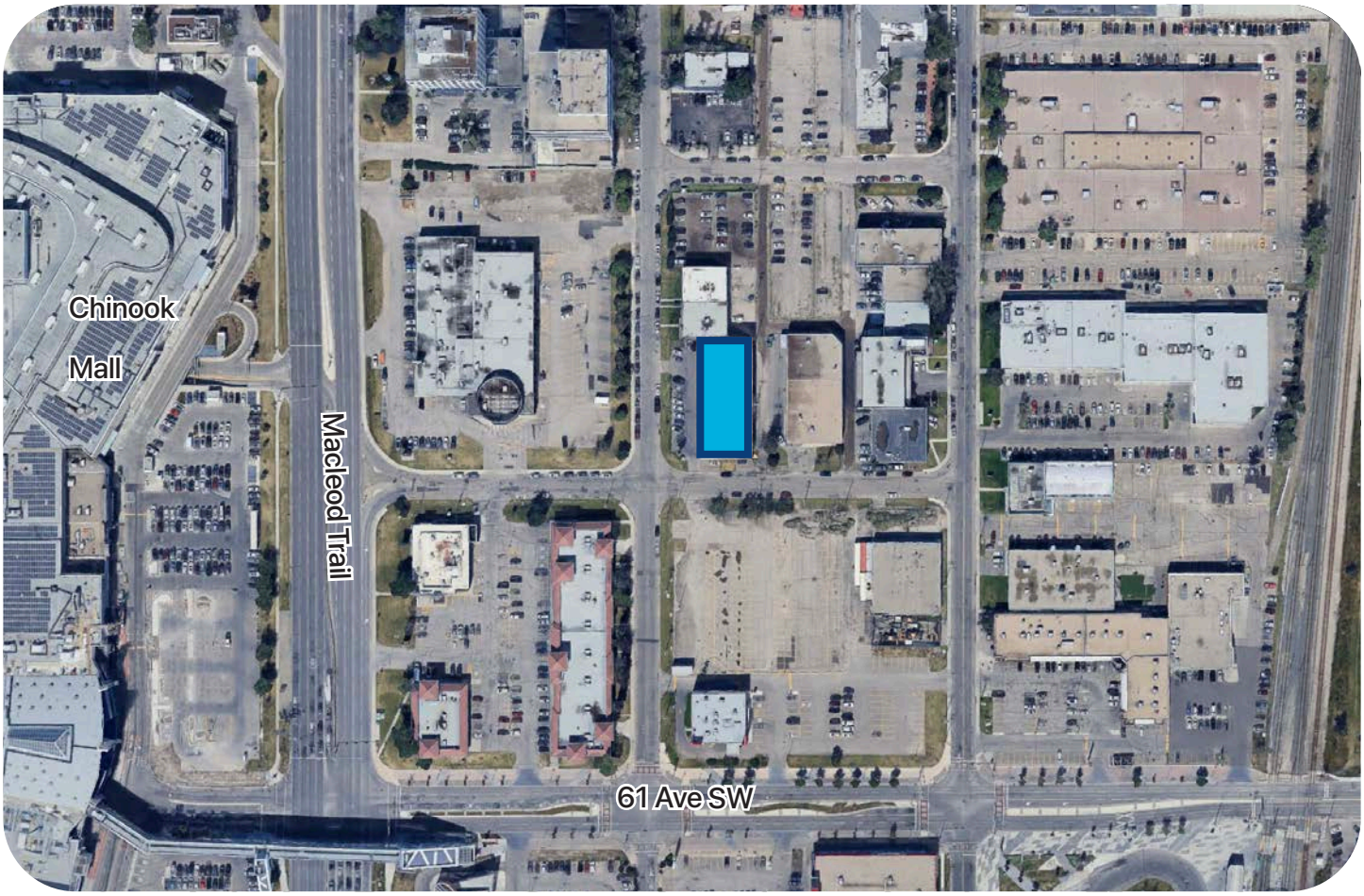

**Building location. All lines are approximate.*

UNIT 201	3,171 Sq. Ft. (+/-)	*Lease rate is $16.00 PSF + 5% increase years 3 & 5*
UNIT 202	1,064 Sq. Ft. +/-	*Lease rate is $14.00 PSF + 5% increase years 3 & 5*
UNIT 207	3,242 Sq. Ft. +/-	*Lease rate is $14.00 PSF + 5% increase years 3 & 5*

Parking:	Unassigned surface parking	**Utilities:**	Included in Op Costs
Zoning:	IC	**HVAC:**	Roof top unit
Term Options:	3-5 Years	**Op Costs:**	$14.50 PSF

The Opportunity: Multiple Second Floor Units at Seefried Plaza 6036 3 Street SW. Located just a short walk from the Chinook LRT station and Chinook mall.
Unit 201: 3,171 Sq. Ft. Fitness training space currently equipped with a training area with, spectator area, one private offices and two change rooms with showers, sinks and toilets. Ideal for martial arts (boxing, wrestling, kick boxing, etc...), dance studio OR another similar use.
Unit 202: 1,064 Sq. Ft. Of office with 3 private offices, storage room, reception area, and open work area.
Unit 207:T 3,242 Sq. Ft. with 4 private offices, 1 storage room, kitchenette area and large open work areas.
There are common bathrooms for the building located down the hall. There is unassigned parking at the front of the building and street parking on 3 Street SW.
Contact our team today to schedule a tour or for more information






587-354-0994











FOR MORE INFORMATION, CONTACT:

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