

681 ALGONQUIN BLVD. EAST TIMMINS Retail Space

FOR LEASE



Morris A. Feldman Development

Second floor office space available above Shoppers Drug Mart

Across the hall from busy physicians office (6 physicians)

Size: Up to 3,000 sq. ft.
(Landlord will build to suit)

Net Rent: \$18.00 per sq. ft.

TMI: \$11.00 per sq. ft. (approx.)

For more information, please contact:

Avi Behar

CEO, Broker

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Simon B. Wolle, B.A., LL.B.

Sales Representative

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- Located on the southwest corner of Algonquin Blvd. East and Texas Gulf Road (Hwy. 655)
- Algonquin and Hwy. 655 is the busiest intersection in Timmins, with 13,724 daily vehicle count
- Approximately 340 parking spaces
- Join existing tenants including: Shoppers Drug Mart, A & W and future 3 storey, 77 room hotel coming soon
- Retail space of 1,000 - 34,000 sq. ft. available
- Pad with drive-thru opportunity available
- Possession: TBD
- Net Rent: \$12.00 - \$25.00 depending on location and size
- TMI: TBD

DEMOGRAPHIC PROFILE

- | | |
|-----------------------------|----------|
| • Total Population: | 45,000 |
| • Average Age: | 38 |
| • Total Households: | 15,000 |
| • Average Household Income: | \$65,000 |



The Behar Group Realty Inc., Brokerage
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AERIAL & LOCATION



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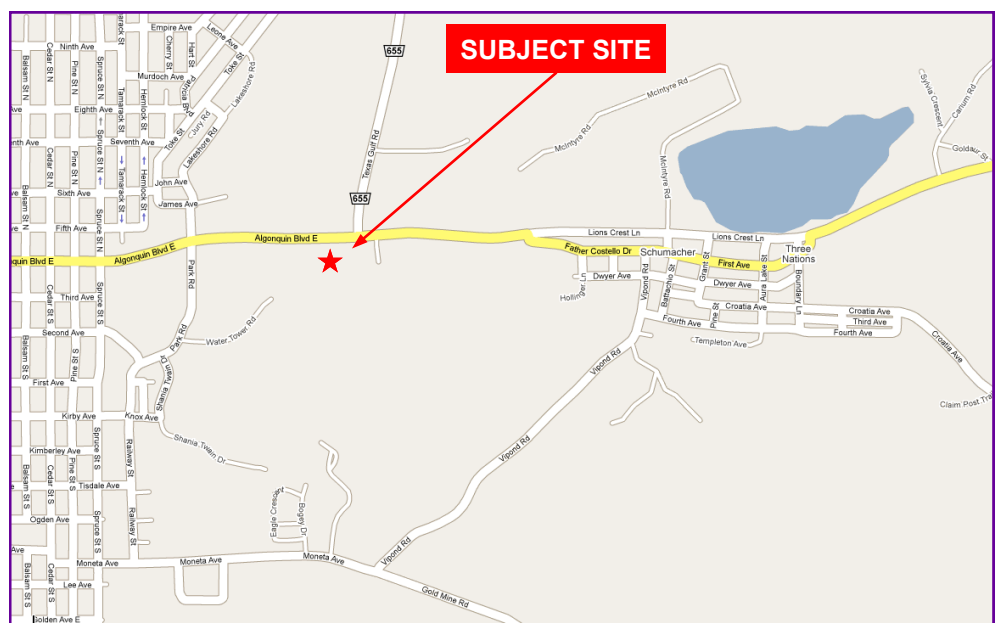
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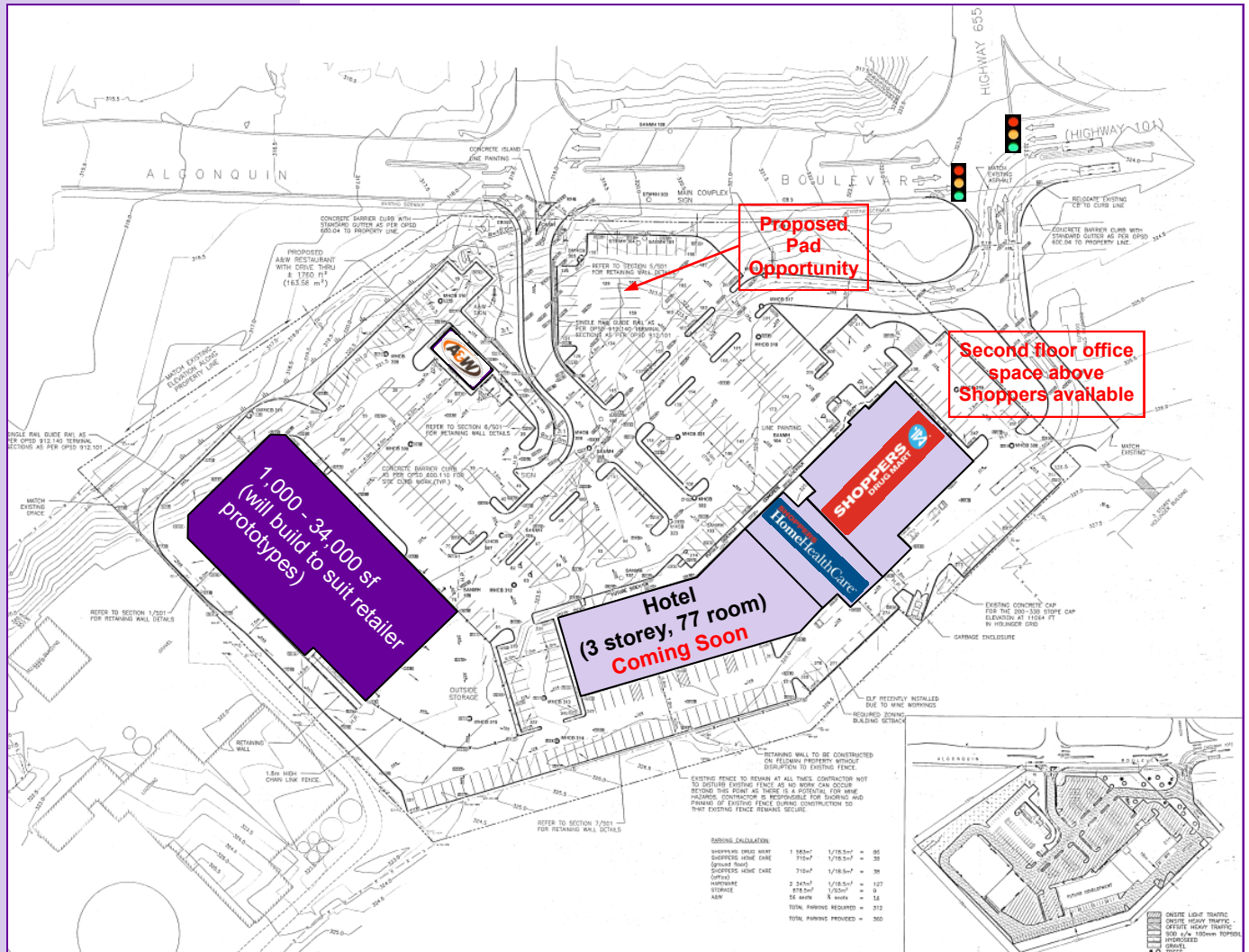
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SITE PLAN



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