

25 HERITAGE RD. #11
MARKHAM



Office Area Net Rent Free



Rent Calculation & Bonus Incentive

The Landlord is offering a bonus incentive for 1,626 sq. ft. of newly refreshed, air conditioned office space absolutely NET RENT FREE. This offers a savings of **\$39,024 PER YEAR** for the term of the lease!

Rent Calculation: Net Rent \$24.00 per sq. ft. + TMI \$4.00 per sq. ft.

Industrial Area: $5,000 \text{ sq.ft.} \times \$28.00 / 12 = \$11,666.67 + \text{HST per month}$

Office Area: $1,626 \text{ sq. ft.} \times \$4.00 \text{ TMI ONLY} / 12 = \$542.00 + \text{HST per month}$

TOTAL: \$12,208.67 + HST PER MONTH

Effective GROSS RENT is only \$22.11 per sq.ft.



All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. Prospective Tenants are not to construe this information as legal tax, environmental advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. Re/Max All-Stars Realty Inc.

ZONING

M – INDUSTRIAL ZONE under by-law 1229 as amended

Commercial

- Banks
- Business and professional offices
- Automobile service stations
- Car washing establishments
- Health clubs
- 10% retail sales

Industrial

- Manufacturing or industrial uses
- Warehouse

Prospective Tenants are responsible for confirming zoning for their particular use.