



FOR LEASE

Two story unit with warehouse space.



**MAIN LEVEL
NET
\$14 PSF**

**MAIN LEVEL
2,100 SF**

**OCC. COST
\$8.00 PSF**



**SECOND
LEVEL
NET
\$8.00 PSF**

**SECOND
LEVEL
1,000 SF**

**POSSESSION
Completion
of
documents**

FOR LEASE

1817 Mcara Street

Great retail space available for lease on Mcara Street a thru fair from Victoria to Dewdney Ave. With daily traffic count of 3,600.

- The main level has an open front area, access to the warehouse space at the back, and an open concept upper level. Washrooms are located on both levels.
- 3 phase 200 amp panel.
- 14'x10' grade door at the back.
- Allocated parking at the front.
- This space is suitable for multiple types of uses.

For Lease

Main Floor	2,100 SF
Net Lease Rate	\$14.00 PSF

Second Level	1,000 SF
Net Lease Rate	\$8.00 PSF

Occupancy costs	\$8.00 PSF
Possession Date	Upon completion of documents

This information has been prepared for advertising purposes and no representations or warranties are made as to the accuracy of the information presented.





FOR LEASE

1817 Mcara Street



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