

**70 Keith Avenue Ltd.  
Dryden, Ontario  
Our File # C-332**



**Highway Commercial building being offered For Lease @ \$4.50 per sq/ft Triple Net**

Excellent visual exposure along Dryden's Golden Mile

70' x 135' building = 9,450 sq/ft main floor

Divided as follows: 70' x 32' = 2,240 sq/ft Office/Retail area  
70' x 61' = 4,270 sq/ft Warehouse with 18' ceiling height  
70' x 42' = 2,940 sq/ft Drive through shop with 20' ceiling

Full basement for dry storage under Office/Retail and Warehouse measuring 6,545 sq/ft.

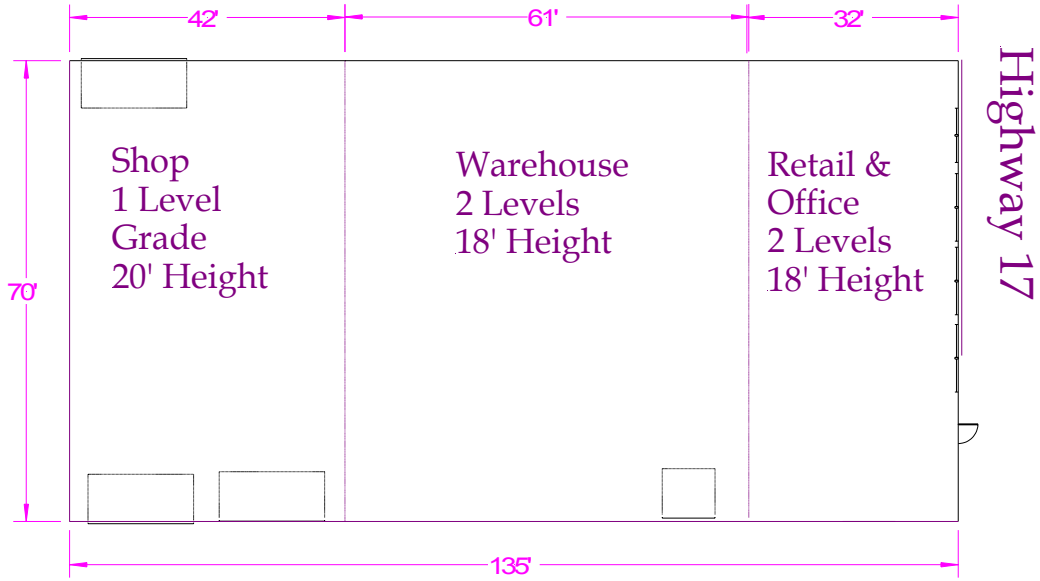
Poured Concrete foundation  
Metal pre-engineered building  
400 amp 3 phase electrical  
High efficiency natural gas heating  
Paved front parking with substantial gravel parking  
(Lot size 188' x 334)

Operating expenses under terms of Triple Net Lease

9,450 sq/ft @ \$4.50 per =	\$42,525 annual
Natural Gas (Nov 2002-2003, occupied)	\$ 9,972.28 annual
Electricity ( " " " )	\$12,257.57 annual
Sewer/Water	\$ 960.00 annual
Realty Taxes	\$15,279.48 annual
<b>Total</b>	<b>\$83,994.33 annual projected</b>

**Rear View**





Main Floor 9,450 sq.ft.  
Lower Level 6,545 sq.ft.  
Approximate Dimensions  
For Information Only

70 Keith Ave  
Building Plan  
Inlett Properties

