

# DENTAL OFFICE FOR LEASE



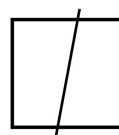
## FOR LEASE | OFFICE SPACE

30 Spence Avenue, Midhurst, ON L0L 1X1

**ASHLEY POLISCHUIK**  
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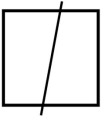
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**SUTTON GROUP INCENTIVE REALTY INC., BRKG\*** | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

\*Independently Owned & Operated



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,716 SF
Available SF:	Fully Leased
MLS:	40144073
Lot Size:	1.412 Acres
Number of Units:	2
Renovated:	2017
Zoning:	Institutional (Amended)
Market:	Springwater
Submarket:	Midhurst

### PROPERTY OVERVIEW

Dental Office located in multi-unit brick building in Midhurst with other medical users. Unit boasts one private office, 5 examine areas (with sinks), 2 washrooms, staff/lunch room, copy/imaging area, cleaning room and large reception / waiting room area.

Lower Level includes Lunch / Staff Room, File / Storage Room, Mechanical Rooms and wash basins. Lower level space is free of charge, but shared.

Ample onsite parking. MIT includes utilities. Tenant responsible for insurance and telecommunications.

Unit recently underwent renovations including new paint, updated fixtures and extensive cleaning.

### PROPERTY HIGHLIGHTS

- 1,990 SF Dental Office plus 390 sq. ft. on lower level, free of charge
- MIT is \$8.70/sq. ft. and includes utilities
- Frontage on both Spence & Hwy 26
- Institutional Zoning now amended to allow for Business or Professional Offices, as well as Institutional Uses such as clinic, nursery, school, private club, religious uses or other civic uses.

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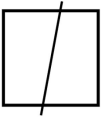
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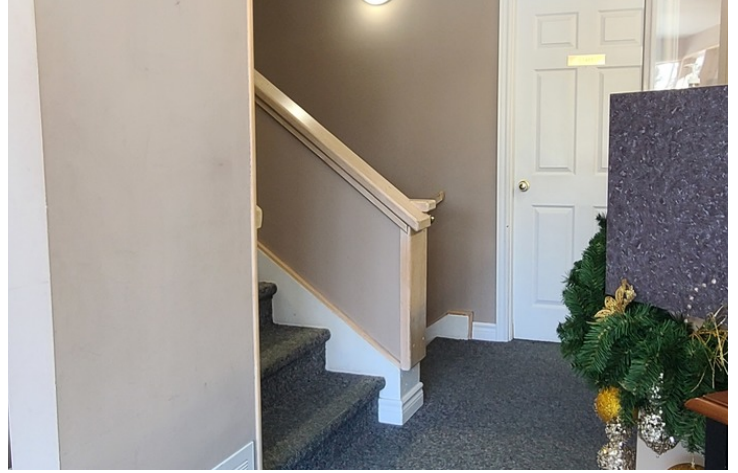
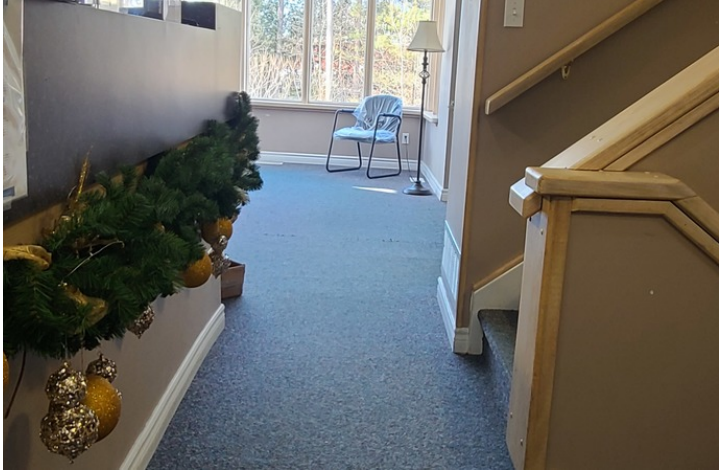




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## ADDITIONAL PHOTOS



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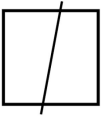
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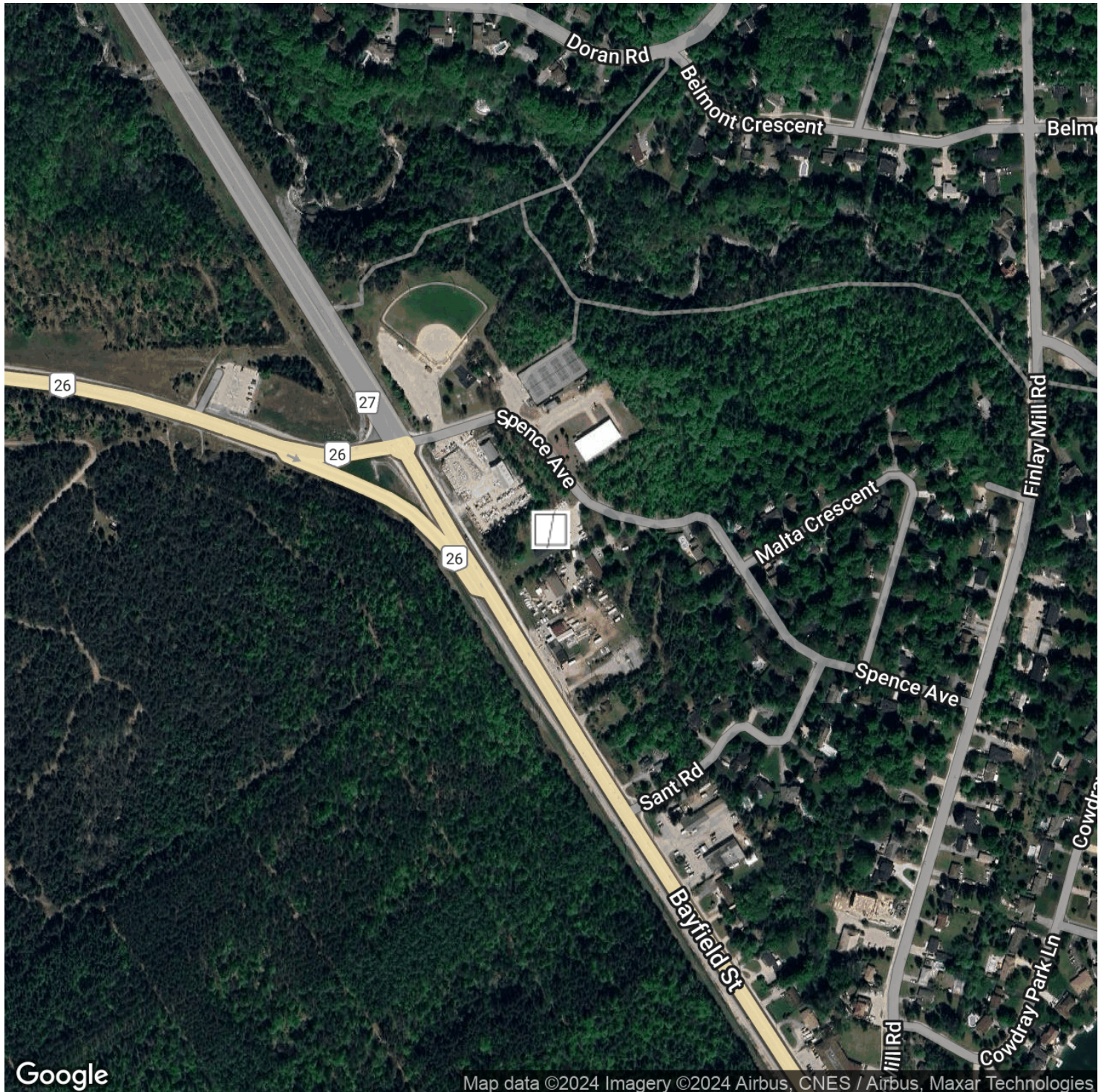




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## LOCATION MAP



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